Frank C. Baldwin,
The Octagon,
Washington, D.C.

34.1

WEEKLY BULLETIN

MICHIGAN SOCIETY OF ARCHITECTS

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Vol. 9 DETROIT, MICH., DECEMBER 3, 1935 No. 49

PRODUCERS' COUNCIL SEMI-ANNUAL MEETING

Detroit, December 4th and 5th

Dear Shipmates:

"Once in a twelve-month, come what may,
Anchor your ship in some quiet bay,
Pipe all hands and read the log,
And give 'em a taste of grub and grog.

Stick together through thick and thin—
All the closer as age breaks in—
Squalls may blow, and clouds will frown,
But stay by your ship till you all go down."
Oliver Wendell Holmes.

Our good ship, "The Building Industry," has weathered the storm of the last five years. It looks like smooth sailing ahead. To celebrate this occasion, you should join with your shipmates for "Grub and grog, and the reading of the log," at the Twelfth Semi-Annual Meeting of the Producers' Council, who will be guests of the Producers' Council Club of Michigan, Detroit Chapter, American Institute of Architects, and the Michigan Society of Architects at the Detroit Leland Hotel, Wednesday, December 4, 1935.

You will hear of the wealthy cargoes that are to be shared by the crew of the "Building Industry," if she is kept on a carefully planned and chartered course, with all of the crew willing to co-operate. The direction of the charted course will be explained to you at the Luncheon, during the afternoon, and at the Banquet, by speakers of National importance, who will discuss all phases of the Building Industry.

The wise and kindly Admiral of the Fleet, W. G. Malcomson, will be Toastmaster at the noon luncheon, and as a contrast, Rog Sayum Allen, Author, War Correspondent and Humorist Writer of the "Architects' Bulletin," will be Toastmaster at the Banquet, scheduled to start at seven P. M.

The name 'Rog Sayum" is a title given to Allen by Emperor Haile Selassie for his services to Ethiopia, on his trip to that country this summer in search of new ideas for low cost housing and a substitute for the Cement Blox. His trip was a very profitable one, and he is now able to work at his hobby "Architecture" in a luxurious studio in Grand Rapids.

We know you will want to come and bring your friends with you, so we send this to you as your official invitation.

Alvin E. Harley—Pres. Detroit Chapter A. I. A.
Clair W. Ditchy—Pres. Mich. Society of Architects
Paul R. Marshall—Pres. Producers' Council Club of Michigan.

PRODUCERS' COUNCIL TWELFTH SEMI-ANNUAL MEETING

Detroit Leland Hotel—December 4th and 5th, 1935
Guests of
DETROIT CHAPTER, AMERICAN INSTITUTE OF ARCHITECTS
MICHIGAN SOCIETY OF ARCHITECTS
PRODUCERS' COUNCIL CLUB OF MICHIGAN
LUNCHEON—$1.00
DETROIT LELAND BANQUET HALL
Wednesday, December 4th—12:30 P. M.
W. G. MALCOMSON, Toastmaster

Architects' Luncheon
INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building
Tuesday, December 3rd, 12:30 p. m.

BANQUET—$2.00
DETROIT LELAND BANQUET HALL
Wednesday, December 4th—7:00 P. M.
ROGER ALLEN, Toastmaster

SPEAKERS
N. Max Dunning, A. I. A.—Washington
Kenneth J. Stowell, A. I. A.—New York
Col. Geo. Walbridge—Detroit
Dorsay Newson, F. H. A.—Washington
E. H. Foeley, Jr., P. W. A.—Washington
Donald McLean, H. O. L. C.—Washington

TICKETS ON SALE AT BUILDERS' AND TRADERS' EXCHANGE, 439 PENOBSCOT BLDG

Use the registration stub attached to all tickets to make your reservation. It is important that you be registered by 10:00 A. M. December 4th.

Mail Registrations promptly to:
P. R. Marshall,
3311 Dunn Road,
Detroit, Michigan.

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Mason P. Rumney, President; H. Eugene Webb, Vice-President; Albert Beever, Vice-President; Claude Filer, Treasurer; Edwin J. Brunner, Secretary

Directors:—Gage Cooper, Herman Banbrook, Leo Rowley, Edward Leavenworth, Walter Trowell.

439 Penobscot Bldg., RAndolph 5500 **Edited by E. J. Brunner**

Big Engagement Ahead

Wednesday, December 4 will mark the highlight of the convention of the National Producers' Council in Detroit.

On that day there will be a luncheon; sessions open to the public; and a big banquet at the Detroit Leland Hotel.

Tickets for the luncheon which will be supervised by W. G. Malcomson and for the banquet which will be chaperoned by Roger Allen are on sale now at the offices of the Builders' and Traders' Exchange. You might as well pack your grip right now to spend the day at the Detroit Leland.

The keynote of the Twelfth Annual Convention of the Producers' Council is stated as follows:

"Increased cooperation between governmental agencies; financing institutions, architects, engineers, builders, and material manufacturers to promote quality in the resurgent construction industry."

Boys—them is fine words, particularly that word "resurgent"—wish I had thought of that word—it is worth a quarter in any man's language.

And thanks be—the construction industry is resurgent.

When Paul Marshall, President of the Michigan Producers' Council bangs down his gavel for this convention you should be there.

Among the prominent national and local speakers, we find listed Max Dunning of Washington, that fiery and forceful thinker on many an architectural battle front; Kenneth Stowell, New York architect; George B. Walbridge of Detroit and national heads of FHA, WPA, PWA, HOLC and other governmental agencies.

The luncheon meeting takes place at 12:30 at Detroit Leland Hotel, price $1.00. The banquet takes place at 7:00, price $2.00.

Big Bowling Meet

Our Builders' and Traders' eight team bowling league is going strong. Team standings as of November 19 were as follows:

	Average	Points
Trowells	767	12
Hemstreets	756	12
Harrimans	784	11
Richardsons	730	11
Millers	696	10
Ruhls	784	9
Nelsons	744	8
Dambruns	739	7

Of course as of November 26 all the above were subject to change, and the bowling on that date was terrific, the secondary cause being prizes of (1) turkey, (2) two chickens, (3) one duck. Richard Bruny won the turkey. Ralph MacMullen won the two chickens. B. A. Capp won the duck.

Individual averages as of November 19 were as follows:

1. Bruny, 192; 2. Harriman, 177; 3. Atkin, 176; 4. Dambrun, 175; 5. Gieseking, 174; 6. Geyman, 171; 7. Galster, 171; 8. Schuster, 171; 9. Trowell, 168; 10. Hesse, 168; 11. Surridge, 166; 12 Nelson, 165; 13. Ruhl, 164; 14. Seeley, 162; 15. Richardson, 161; 16. Mason, 160; 17. Green, 158; 18. Miller, 157; 19. Wenzel, 157; 20. Lininger, 155; 21. Sestok, 153; 22. Peters, 152; 23. Heineman, 151; 24. Squier, 151; 25. Brodine, 146; 26. MacMullan, 146; 27. Busch, 143; 28. Anderson, 142; 29. Thompson, 142; 30. Capp, 140; 31. Schuck, 140; 32. Ransom, 138; 33. Rountree, 137; 34. Brunner, 137; 35. McGarrigle, 136; 36. Stoddard, 135; 37. Hemstreet, 130; 38. Johnson, 130; 39. Marshall, 120; 40. Gothro, 115; 41. Lea, 103; 42. Allen, 101.

BRIGGS HOLD SALES MEETING

Briggs Manufacturing Company, plumbing ware division held a banquet at the Whittier Hotel last Friday evening for their regional sales directors. Meetings which were in charge of Mr. Don D. Smith, general sales manager, continued throughout Saturday and were attended by representatives from various sections of the country.

The purpose of the meeting was to better acquaint the regional representatives with the line of Briggs Beautyware, according to Smith.

Mr. E. O. (King) Brady has recently been appointed Briggs regional director of the southern territory, with headquarters at Atlanta, Georgia.

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RESTRICK LUMBER CO.—1000 W. Grand Blvd., LAfayette 0500.

F. M. SIBLEY LUMBER CO.—6460 Kercheval Ave., FItzroy 5100.

WALLICH LUMBER CO.—3741 St. Aubin Ave., TEmple 2-6660.

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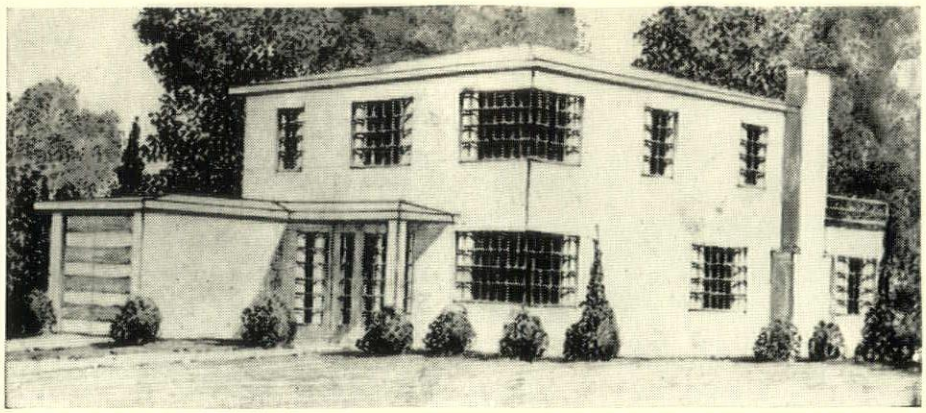

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JOHN EKIN DINWIDDIE

O'DELL & ROWLAND,
Supervising Architects

"NEW AMERICAN" HOME

Now Open for Inspection
3221 Woodstock Ave., Detroit
One block South of 8 Mile Rd., West of Woodward

This modern home, designed by John Ekin Dinwiddie, San Francisco, California, was submitted as one of the 2,040 designs that were entered in the General Electric competition and was awarded 2nd prize in the class "B" style. O'Dell & Rowland are the supervising architects.

It was designed to meet the changed mode of living of the present day, with the best in materials and workmanship used in the construction. The framework is of Stran-Steel, the floors of reinforced concrete, and the roof is a concrete slab with Zonolite used as the aggregate, mopped with hot asphalt and then covered with asphalt paper and a copper sheet. All flashing, gutters, downspouts and water piping are of copper. Homosote is used for sheeting on the outside of the studs, Roth Lath for a plaster base on the inside, and the walls and second floor ceilings have been completely insulated with Zonolite. The exterior wall is of four inch Cinder Block Veneer—painted white.

The house is equipped with General Electric Air Conditioning—indirect fired unit. The kitchen cabinets are all of steel furnished by the Art Metal Company and complete General Electric equipment has been installed in the kitchen. The laundry and workshop are on the first floor, the partial basement being used only for the heating plant.

The house was completely furnished by the J. L. Hudson Company with modern furniture. The decorations were chosen by the Interior Decorating Department of the J. L. Hudson Company. The electric lighting was planned by the Detroit Edison Company and the fixtures chosen by them in cooperation with the Interior Decorating Department of the J. L. Hudson Company.

The house was opened on Sunday, October 20th with appropriate ceremonies, Raymond M. Foley, State Administrator of the Federal Housing Administration, having turned the key. Since that time over 50,000 people have gone through the house.

It was built by the Reid Construction Company and is offered for sale by the Fred Blackwood Co.

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CHOOSING AN ARCHITECT AND HIS OBLIGATION TO THE HOME BUILDER

Radio talk given in the University of Michigan Series over WJR, Detroit, by R. W. Hammett, Associate Professor in Architecture, November 16th, 1935, 8:30 P. M. This is one of a series of talks sponsored by the Federal Housing Administration.

In this series of radio talks the question of financing the home has been dealt with; selecting the site has been on the air; and a talk on the importance of having the abstract of title examined has also been given. Now I am going to talk to you about choosing an architect and briefly outline why an architect is so necessary.

I am assuming that you are contemplating a new home. Maybe that home is far in the future but it is rather safe to say that every young and middle-aged person in America is dreaming of a new home some day—a home that will fulfill every wish of convenience and restful beauty. You as an average potential owner probably have some idea of the type of house you wish to build. Perhaps you have a set of plans that you consider quite ideal or a sketch clipped from some newspaper or magazine. But having other business, you probably know little about the problems of building so you should consult an architect. His fee will be small and nine times out of ten the architect can show you that for your particular requirements, he can save you money. It takes an expert, you know, to fit your needs to a house and then fit that house to your lot,

(Continued on Page 5)

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DETROIT

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower., CA. 9263.—Bids closed on store building for the Crow Ice Cream Co., Washburn and Northwestern Highway. Contracts to be let soon.

Same.—Taking figures on press repair shop. Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Dec. 16.

Same.—Money-House, City of Detroit Street Railway. Bids due Dec. 16.

Same.—Remodeling building theatre and store loft; Superior and Cass, Albion, Mich., Albion Theatre Co.

Bauer, Ralph L., Omena, Mich.—Plans for school gymnasium at Leland, Mich. approved by WPA.

Bennett & Straight, 13526 Michigan, OR. 7750.—Plans completed for 1,800 ft. theatre, 99x165, includes 4 stores and 4 apartments, Saginaw, Mich.

Same.—Bids due Dec. 10, 1 o'clock on Greenville school. To Board of Education, Greenville, Mich.

Burrows, Marcus, 415 Brainard, TE. 1-6860.—Taking bids on store bldg., Warren Ave.

Cordner, G. Frank.—Bids closed Nov. 22 on one-story addition to Commercial Bldg. for Maurice W. Fox & Co. at 2832 E. Grand Blvd. Worthington Pump Co., lessees.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Figures on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, taken after Jan. 2.

Same.—Sketch for small church.

Same.—Plans for east addition to waiting room, Greenfield Village, Ford Museum, completed about Dec. 15.

Same.—Plans for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive, completed about Dec. 15.

Diehl, George F., 120 Madison Ave., CH. 7268.—Warehouses No. 3, 4 and 5 under construction. Owners, Trenton Valley Distillers Corp.

Same.—Preparing plans for alteration to interior, Trenton Valley Distillers Corporation.

Same.—Preparing plans for store front alteration to Rathnaw Clothing Shop, N. E. corner Warren and Chene. Ready for bids about Dec. 20.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Revising plans for alteration to building at 2942 Woodward Ave.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for addition to electrical building—Ford Power House No. 1.

Same.—Preparing plans for pipe bridge and tunnel at plant of Murray Body Corp.

Same.—Preparing plans for elevated toilets at plant of Kelsey Hayes Wheel Corp.

Same.—Preparing preliminary plans for alterations and additions to plant of Michigan Electrotype and Stereotype Co.

Same.—Preparing plans for die building at Dix Avenue plant of Briggs Mfg. Co.

Same.—Taking figures for alterations and additions to Building No. 5 and No. 8 at Plant No. 10 of Murray Corporation of America.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Additional contracts let on apartment building at 49 Collingwood Ave. for Robert M. Powell as follows: Glass, Schroeder Paint & Glass Co.; fire doors, Howie Co.; lumber, Currier Lumber Co.; boiler, radiation and heating specialties, American Radiator Co.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Preparing plans for residence, Muskoka Rd., Grosse Pointe Farms.

Malcomson & Higginbottom, Architects and Engineers, Calder, R. A., Associate, 1217 Griswold., CA. 9651.—Taking figures on Dormitory, Michigan State College, Lansing. Bids due Nov. 22.

Same.—Plans for Northern High School, Flint, Mich., being prepared.

Merritt & Cole.—Plans prepared for 2 story and basement building, 60x42½ ft. Isabella Jail.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Plans being prepared for residence for Mrs. Ella P. Davis, Bloomfield Hills, Mich.

Same.—Plans for store for Donovan Bldg., cor. Woodward and Gd. River.

Same.—Taking figures on Cadieux Elementary School. Bids close Nov. 25.

Sarvis, L. J., Battle Creek, Bromberg Building.—Bids closed on school at Nashville, Mich.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Bids on Kalamazoo County Bldg. and Jail to be advertised Nov. 15. Bids due about Dec. 10.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Same.—Michigan Silica extension has been deferred.

Same.—Preparing plans for Horace H. Rackham School for graduate study, U. of M., Ann Arbor. Cost about $1,000,000.

N. Chester Sorensen, Architect, Smith, Hinchman & Grylls, Engineers.—Contracts let on Western High School as follows: General contractor, Rozycki Brothers Co., $731,704; plumbing, heating and ventilating, Drake Avery Co., $199,403; electric wiring, Hydon-Brand, $102,232. An additional $48,742 for architectural and engineering fees makes the total cost $1,033,340.

U. S. Government Architects.—Preparing plans for post office, St. Joseph, Mich.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Figures taken on Galien School starting Nov. 18.

Same.—Figures on Burr Oak School to be taken starting Nov. 25th.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Figures on residence, Bloomfield Hills, Mich., closed.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe, Mich.

Same.—Takings bids on alteration and addition to residence, Chicago Blvd.

Wright, Frank H., 418 Fox Building, CH. 7414.—Plans for residence for Mr. R. R. Lewis, Flint, Mich.

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RALPH COLLAMORE

Ralph Collamore, an engineer who was associated with the building industry in Detroit for 37 years, died suddenly Friday, November 22nd. He was 60 years old.

Mr. Collamore, who was born in Toledo, became affiliated with Smith, Hinchman & Grylls, Inc., architectural engineers, in 1898, a year after his graduation from the University of Michigan. He had been secretary of the firm for many years.

He was a former president of the Detroit Engineering Society and had been active in the American Society of Ventilating Engineers.

Surviving are his wife, Gracia B. Collamore; a daughter, Mrs. Gerald F. Denyes, of Toledo, and three brothers, Marion, George and Kenelm Collamore. The Collamore home is at 679 Pingree Ave.

Mr. Collamore was loved by a host of friends, many of whom as embryo architects worked for the firm of Smith, Hinchman & Grylls.

On January 23, 1934 the editor of the Bulletin received the following letter from Mr. Collamore:

Your article in the Jan. 23rd issue of the Weekly Bulletin with reference to the payment of dues to the Michigan Society of Architects has touched my heart for several reasons:

1. Am not an architect hence cannot be registered as an architect.
2. Am no longer a member of the American Institute of Architects. A membership secured there being an associate member of the Detroit Chapter.
3. Have been receiving the Bulletin for a long time without contributing to its support.
4. Am now receiving two copies of the Bulletin each week, one at my office and one at my residence. (Please discontinue copy sent to office at 800 Marquette Bldg.)

In view of the above and further as it is a pleasure to keep in touch with architectural progress, think it is up to me to pay the yearly subscription price to the Bulletin, namely 2 bucks, which is enclosed herewith.

Trusting this will be acceptable to the Powers that Be, I am

Yours truly,
Ralph Collamore.

CHOOSING AN ARCHITECT AND HIS OBLIGATION TO THE HOME BUILDER

(Continued from Page 3)

and at the sametime guarantee a building that is saleable and livable.

It would seem next to suicide for any prospective home owner to plunge ahead and try to build without knowing what the actual result is going to be. It is apt to be financial ruin for some or life-long disappointment if the house has cost several times more than planned or been cheapened and mutilated beyond recognition. The point I am attempting to make to you is that it is essential before building a house to have complete plans, elevation drawings, details, specifications and prices. It is further necessary to have all of the construction work superintended; then and only then are you sure of getting what you first started out to get.

The architect is the specialist in the field of building and as a professional man is the only person in the building industry who is in a position to properly advise. I know there are many people who say that they fear they cannot afford his services. The point is that in 99 out of 100 cases, you cannot afford not to have these services. It is true that the architect's work cannot be appraised in the same manner as lumber, cement or paint, but isn't it just as important as lumber, cement and paint to know where and how to use these materials? Isn't it analogous to legal advice when a point of law is in question, or to the physician's consultation when medical aid is sought? Oh, we know that there are people who push through without advice and think they know more about planning and building than the professionally trained architect; but at what cost? Architectural service is essential. If it were not so the Federal Housing Administration would not lay so much stress on plans and specifications and would not allow architectural fees to be figured into the cost of the house for loan purposes.

So with architectural service so necessary, you will probably want to know whom to choose. You probably realize that there are differences in professional standing and professional ability and there are ever present in this field as in others many chisellers who must be avoided. There are those people who call themselves architects who are not able to pass the state examinations and strictly speaking are not licensed to practice. Then there are the jerry-builders who steal as much as possible out of a building in order to make a greater profit. They are the ones most to avoid, the ones who will tell you that they can give you plans and specifications and that architectural superintendence is costly to you and not necessary. They will build for you without architectural services; yet a little thought to the subject should prove to any home builder that this is certainly leaving all the doors wide open. Maybe some of these contractors are honest, but you are certainly giving the one you hire every opportunity to chisel the very heart out of your building. How do you know how much

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Barbara Stanwyck—Robt. Young in "Red Salute"
SATURDAY DECEMBER 7
John Boles in "Redheads on Parade"
11 P. M.—Ricardo Cortez in "White Cockatoo"
SUN.—MON.—TUES.—WED. DEC. 8—9—10—11
Jack Benny—Eleanor Powell in
"BROADWAY MELODY OF 1936"

cement he has put into the concrete, how do you know anything about it except in a very superficial way? You had better consult a registered architect. Most states have rigid examinations that must be passed before the name architect can legally be used, and in most cases this is safeguard enough for the quality of the man using that title. There are differences, as I have said, so that it is usually wise in choosing the services of any professional man to inquire as to his ability. Of course only the best should be your choice.

But now assuming that you have chosen this man, what can you expect; what are his services? The brief answer is "Advice on your building project." Remember that unless you so delegate that power, the architect is not your agent; he is your professional advisor, and in that capacity it is his duty to give you any service that you may wish. He may prepare sketches so that together you can work out your ideas of the type of house that you want. Here is where you will probably be in for several days, weeks or months of fun and anxiety getting your dream picture reduced to practical and intelligible form. You will probably more than once differ with your architect and he will differ from you. I expect the first point of difference will be in the matter of cost; for you will probably wish to spend about eight or nine thousand dollars but will want a fifteen or twenty thousand dollar house for the money. You must not blame your architect for this, but you should put the matter squarely up to him and either agree to spend more money if you have it or cut the size of the house if you have not. You must not expect the architect to do the impossible, though you will probably be surprised as these sketches progress to see how really economical he can be. You will be surprised to see how much he can cut out of the house by way of excess hallways, oversized rooms and waste spaces without any loss to the convenience and livability of the house. In fact, by this time if you are fair, you will probably already be convinced that your architect has saved his fee and that whatever cost his service, from this point on it is clear profit to you.

So you have him proceed to make the working drawings based on these sketches and after several weeks with many consultations he is ready to call in your contractors; those whom you wish to build your house. Or he may call several contractors and have them bid on the costs so that you may choose the one who agrees to building the house for the lowest cost. Contracts are then made up by the architect involving the work of all contractors—masons, carpenters, electricians, plumbers, heating contractors and painters—any or all as the owner may wish. The architect is the coordinator of all the trades and from this point on, the services of the architect are most important. It is difficult if not impossible to overstate the importance of his services, for having made the working drawings—the patterns if you please—he must see to it that these drawings are followed and that you are getting just what is agreed upon. It is not only a safeguard against dishonesty, though in most cases dishonesty may be an exception, there are cases arising every day in the construction of any building that calls for the architect's decision. Mistakes may be made by careless workmen, materials may be out of stock and substitutions necessary. It is only with an architect on the job that you can feel that you have protection and are really going to get that house that you have in mind. Again may I state that there is no denying the fact that while most people may be honest at heart, where money is in the offing, chiselling may do a great deal to spoil the owner's dream. The architect is the only person who, being disinterested in the job from a monetary standpoint, can check and stop such chiselling, dishonesty, or call it what you will.

I have in mind a rather extreme case, though a typical one, that shows what happened to one home owner who proceeded without benefit of architectural service in 1931 and to date has not been able to live in his house:

The case referred to is one in which the owner contracted with a nation-wide organization that was at that time acting as both architect and contractor for a brick bungalow to cost $11,050. The agreement was reached in September, 1931, and by the terms of the contract the house was to be complete by the 15th of January, 1932. But being dissatisfied with the workmanship and materials, the owner refused to accept the house and thereupon filed suit. Thirty-two faults were alleged in the bill of complaint; and the court after voluminous testimoney ordered the following work to be done by the contractor:

(I quote)

1. To make the cellar dry by such treatment as may seem necessary.
2. To replace the brickword with ¼ inch white stainless cement joints * * * and to cause the sills to be properly and evenly laid.
3. To properly correct the carpenter work around the dormer windows, properly closing up all cracks.
4. To encase the electric wiring in the basement and place it under the ceiling.
5. To properly install the door frames in cellar or basement.
6. To cause the plaster work * * * to be properly done or repaired.
7. To carry the basement ceiling plaster to the side walls.
8. To replace all defective roofing slate.

(Unquote)

However, this was not the end of the case. It was carried to a higher court and on June 13th, 1935, almost four years after work was started on the house the Supreme Court of Appeals of Virginia finally settled the case; the owner was awarded all court costs and the order to fully repair the property was finally invoked.* However, what about the four years loss of time, and is a patched-up house that has been in litigation for four years the same as a new house? This is one example of a dream that finally became a nightmare. The owner saved the architect's fee.

So let me admonish every potential home builder to consult an architect. It costs nothing to make a call. Of course, if professional advice is asked,

*The case referred to is that of Charles C. Dobie, Appellant v. Sears, Roebuck & Co., Appellee, and is case No. 1517 Supreme Court of Appeals of Virginia. A more complete story of the case was published in "The Octagon," October, 1935 (the official journal of the American Institute of Architects).

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you must expect to pay a small fee. The amount may be determined at the outset of the call. If sketches are needed in order to study the project, you must pay for them and you must pay for all services rendered. But economically the architect is the cheapest man on the job and even at most the architect's fees rarely exceed 10 per cent of the total. It is folly to try to get along without the professional service of the man best trained to help. He is your professional advisor, your insurance against shoddy building, bad planning and ugly proportions. Can anyone in building any type of building, particularly a home, afford to gamble without professional advice?

MICHIGAN STATE BOARD OF EXAMINERS FOR REGISTRATION OF ARCHITECTS, ENGINEERS AND SURVEYORS

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The Michigan State Board of Examiners for Registration of Architects, Engineers and Surveyors announces the next examination for Architects to be given at the University of Michigan, and the next examinations for Civil Engineers and Surveyors to be given at the University of Michigan, at the Michigan State College, and at Ironwood on December 20th, 27th and 28th, 1935.

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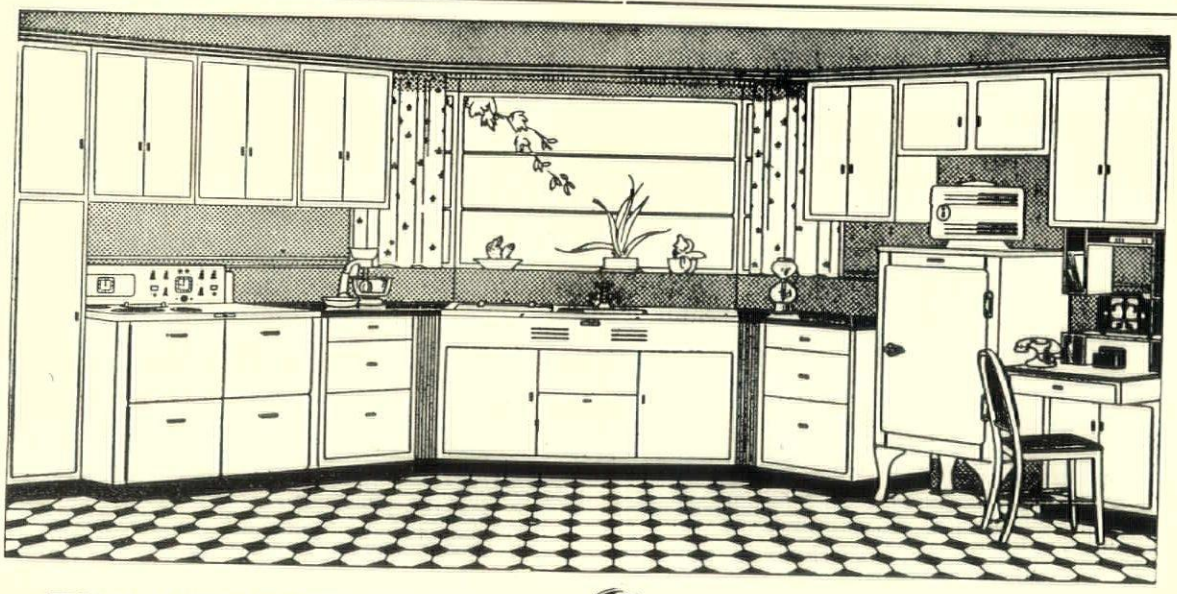

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ARCHITECTURE

By Emily Post

Most people are apt to think of architecture as a subject as technical as the manufacture of steel or the practice of surgery. In its designs for churches and public buildings this is true, but in its designs for houses—either great or small—the principles of architectural beauty are of personal concern not only to every house owner, but to every young girl who hopes some day to have a home of her own.

In my opinion architecture should be included in every school for girls even if other subjects have to be discarded to make room for it. In fact, I think architecture should be considered as a fourth addition to the three compulsory R's of the schoolroom: Reading, 'riting, 'rithmetic, and 'richitecture. Latin and higher mathematics may be very good training for the mind, but a serious course in architecture could be good training too, and to most of us much more useful.

The first requirement of beauty not only in the design and plan of a house, but in everything we choose or use, is suitability. The house in which we live may be palatial or it may be the smallest bungalow, but its plan and its furnishings must be suitable to our needs and to our personality. Moreover, each object in it must be suitable to the purpose for which it is to be used, and becoming to the place or to the occasion for which it is intended. Suitability to use means that a dwelling should give the appearance of being inviting and friendly, unless the owner does not want to be friendly.

Essential to rooms that are to be used by a man, is strength. A chair likely to break if he throws himself back in it—or teeters it back on its hind legs—or one that has a back reaching only to his waist, or a table that wabbles, or a drop-leaf one that tips over if he leans upon it, are all as unsuitable to a man's comfort as a bed that is shorter than his own length.

On the other hand, a too solid chunk of a house, so massively built that you feel its weight might easily be converted into a vault, has strength that is out of all proportion to the requirements of a dwelling. If a piece of furniture is intended to support something of great weight, then an appearance of solidity is as important as its actual strength. But a huge block-shaped chair, large and strong enough to hold a hippopotamus, or a ton weight sideboard supporting an ornament of fragile glass, are unsuitable exaggerations of weight.

Nothing is more important to the pleasing arrangement of a room than balance. All tall pieces gathered at one end of a room produce the feeling that the room is capsizing. One tall piece on one side may, however, be balanced by a short object if it looks heavier than the tall piece. Two objects can of course be used to balance one. If you want to put a little picture on one side of the mantel and a big one on the other, the little picture can be made to balance the big one quite easily, if on a table under the little picture you put a lamp, and nothing under the big one.

—Jackson, Mich. Citizen-Patriot.

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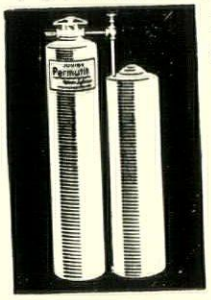

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WEEKLY BULLETIN

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Vol. 9 DETROIT, MICH., DECEMBER 10, 1935 No. 50

PRODUCERS' COUNCIL CLOSE SUCCESSFUL SEMI-ANNUAL MEETING

The Producers' Council Semi-Annual Meeting was held at the Detroit Leland Hotel in Detroit on December 4th and 5th, 1935.

The convention ran true to form in that the asides were of as much interest as the main issues. For one thing the question of who's who on some of the big five architectural publications was cleared up to the satisfaction of many who thought there had been some mistake on the part of the program committee. To set your minds at rest Mr. Kenneth K. Stowell is now editor of The American Architect, having succeeded our very dear friend Ben Betts, who was compelled to go away for his health—and leave no forwarding address. We architects know that Ben had so many friends in the profession that it was difficult for him to lose himself for a rest, so even his secretary wouldn't tell.

According to the latest news Ben must have completely recovered as word comes that he has become a part of Purdue University's "small house laboratory," and everybody is happy.

As Clair Ditchy put it Mr. Stowell gave a "backbone" to The Forum and created a difficult mark at which he must now aim.

The architectural press was very much in evidence at this meeting including the local and "foreign" representatives, and Dr. Emil Rosinger, another good architecturalminded real estate editor of The Detroit News. We will only mention in passing that the press and the profession have been most happily hooked up by Roger Allen of Grand Rapids.

At the luncheon on Wednesday Paul R. Marshall, President of the Producers' Council Club of Michigan welcomed a large gathering and paid tribute to the Detroit Chapter, A. I. A., the Michigan Society of Architects and to Branson V. Gamber and Bill Palmer for the success of the club.

With W. G. Malcomson as toastmaster the thing just had to go over. As Paul said, this "wise and kindly Christian gentleman" had never disappointed us.

Mr. Stowell gave us the six W's of news reporting and even added a seventh. The six, he said, which should be apparent in the opening paragraph, were who, what, where, when, why, and how (the last ending in W).

Architects' Luncheon
INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building
Tuesday, December 10th, 12:30 p. m.

The seventh which was a distinct contribution by Mr. Stowell to this meeting was "how much?" He stated that today a producer must be able to answer this question.

Mr. A. C. Shire most ably represented N. Max Dunning of FHA in Washington. He touched upon the phases of his department and gave us some of his own ideas about the so-called prefabricated house. He said that the producers have educated the public to demand a high standard with low maintenance.

At the banquet Wednesday evening Mr. J. C. Bebb, President of the Producers'

(Continued on Page 7)

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT

Mason P. Rumney, President; H. Eugene Webb, Vice-President; Albert Beever, Vice-President; Claude Filer, Treasurer; Edwin J. Brunner, Secretary

Directors:—Gage Cooper, Herman Banbrook, Leo Rowley, Edward Leavenworth, Walter Trowell.

439 Penobscot Bldg., RAndolph 5500 — Edited by E. J. Brunner

On Estimating

Editor's note: Our treatise on budget control Nov. 12 was better received than we expected and we are still intact. In fact, we have been requested to stick to the sales tax, but as that subject is so well treated in our membership bulletin we do not feel like burdening the general public which gets this magazine. We are going to tell you a few things about estimating.

ESTIMATING: Estimating building costs is a relative science. It is so qualifiedly and for the first reason that some contractors never will trust anyone but a relative to do any estimating for them. Others will not trust relatives.

It is also a disease. Most contractors suffer from exaggerated ego—they think they are the only ones who know anything about it. That leads to such complications as seeing double when there just ain't anything there.

A good estimator can't get it out of books, and no one will train anybody so there is bound to be a shortage of really good estimators—and that's no joke.

So therefore we are going to step into the breach and tell you some pointers on how to do it.

The easiest way and the most satisfactory is to listen around until you hear the estimate of a very good contractor and then deduct 25 per cent. Of course, that is not so complicated as finding out exactly what the low figure is and then going six per cent below that. Of course if you do this, you may naturally expect your competitors to be envious of you. But remember if a man knocks you he is said to be on your payroll. I've run across contractors who have everybody in town on their payrolls and when the NRA was among us they wouldn't even give it a nod of recognition until they got on its payroll.

The most rudimentary form of estimating is to get a set of plans and specifications and "take it off." Several times within the past few years someone has tried to take off a set of plans and specifications which we have on file down here and once we had to pay $25 because someone did really get away with a set and were not good enough to set them outside our door some dark night when they had finished. (Please don't think we are advertising this.)

When you first view a set of plans on a big project such as the slum clearance, figure out first if it will go into your automobile so you will not need a truck. It's a poor estimator who can't figure how to get the plans to the boss' office (even if he is the boss).

The next thing is to watch the construction news (issued daily by the Builders' and Traders' Exchange) to see who else is figuring. Your estimating is all wet unless you know who is figuring.

We shall not go into detail about just how to read plans because you are not infants and besides we don't know every little detail ourselves.

But the specification is the thing. Whenever you find that some item on page 27 does not flatly contradict something on page 17 and that neither of these agree with the plans, it is time to read the name of the architect or engineer who is usually down at the lower right hand corner (we can prove that this is so because many times while one of our reporters talks glibly with a contractor who won't give him any information he is all the time trying to read that architect's name from clear across the room). But be that as it may and to stick to our subject, KNOW YOUR ARCHITECT. That is elementary. If he is hard-boiled—perhaps you know the owner or even the architect's superintendent.

Estimating is a form of human contact, and human psychology. BE SURE YOU DO NOT OMIT THE ROOF BUT WHEN YOU ARE ALL DONE DEDUCT IT ANYHOW OR YOU WON'T GET THE CONTRACT. If that is not human psychology, then many contractors simply are not human.

If you are an employed estimator figure to get the job at any price. It will keep you employed until the firm goes broke. Neither have serious doubts in your mind that you can figure low enough. Some one does it on every job which goes ahead.

In fact the owners have a union. They won't let a job go ahead unless.

The psychology of figuring on the back of an envelope and using only the cube multiplied by 24 cents is all wrong. You can't get low enough that way, and besides it does not impress anyone. Get a string of figures even if you have to copy them from the World Almanac. It is surprising what figures will do in the merry pastime of estimating.

P. S.—Every contracting firm which can possibly do it should be training an estimator.

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PLANNING THE MODERATE-PRICED HOME: INTERIOR

Radio talk broadcast by the University of Michigan Saturday evening, November 23 by Frederick C. O'Dell, Assistant Professor of Architecture at the University of Michigan.

In considering the moderate-priced house, I am assuming a house costing from eight to fifteen thousand dollars—that it is to be for a family of good education who have discovered that our lives are made up of days spent happily with our families and our friends. I must further assume that the house be one built to live in and not thrown together for speculation. This, however, should not prevent the house from being saleable. On the contrary, not being freakish, it should be very easy to dispose of. In short, I am speaking of a house suitable for the average American citizen of this section of our country whose income allows a house in this price bracket.

Contrary to the ideas of most people, the first step in planning any house, I might say any building—begins with the property on which it is to be located. I would advise that you consider carefully the relation of the house to the ground you are to put it on, or better still, make it a part of. If you think you cannot afford the complete services of an architect, at least spend enough for his advice in this respect. He will tell you things about relating your house to the land it is to occupy, that you had never dreamed of.

The climate, sun, and wind all have a direct bearing on the room arrangement, as do the roads, exposure, and possible views. If your lot is not the usual level one, not only room arrangement but exterior massing is directly affected. Telephone and electric light poles, gas, sewer, and water mains may not alter your plans materially, but certainly should be considered in the first analysis.

The house plan begins at the property line with the driveway and the sidewalk. Over the drive comes your car, the oil truck or the coal wagon—the merchant's delivery and the milk man—black dirt for your garden coming in and tin cans from your basement going out. Over the sidewalks come the children's bicycles, the baby carriage, and even the small boys—although they usually prefer the lawn, which is perhaps where every one should travel if the walks and drives are improperly placed.

The driver of a coal truck, who had apparently spent the greater part of his day in trying to get coal into impossible coal-bins, very forcibly spoke his mind to me one day. "Every student in that college of architecture you have down there on the campus," he said, "should have to serve a year delivering coal before being allowed to graduate." This certainly is a very just criticism of many of our houses.

The present tendency in house design seems to be to put the garage as near the street as possible, thus eliminating a long private drive. This idea has been rather slow in being adopted. The criticism, of course, is that the garage doors are often left open and thus present an unsightly view. The doors, too, are necessarily so large that they compete with the entrance doorway as the center of interest on the front of the house. Curiously, the basement garage has been much more popular, and has spoiled the appearance of many houses. Like the garage in the attic, it should never be used unless the lot is naturally adapted to it, and then it should be handled only by a capable architect.

If your lot has a view which will be permanent, by all means take full advantage of it. Do not select a site where the view is to the North unless you do not mind having your important rooms in constant shade. Posibly the property is such that the house may be placed facing the Northwest instead of due North. In that event, every room will receive sunlight at some time during the day.

During the last few years, gardens and gardening have become very popular. While every lot does not provide a beautiful view, almost every lot does have the possibilities for a garden. This garden even though small, can be a delightful part of your house, and just as important as one of the major rooms. If you want to make your house different, make it one from which you can enjoy your garden, for there are very few that take full advantage of this feature. Drop the windows as low as possible—put the porch into the garden and if possible level with it. It is much better to look up into the flowers and trees than to peer down at them from above.

While taking advantage of both views and gardens by opening your house to them, do not make your house a glass cage, however. Remember it is built for shelter, and should always keep that quality. The interior that has a play of shade as well as light will always be the most interesting.

Not only sunlight, but prevailing winds have a great deal to do with room arrangement. Houses on the West side of the street will normally call for the bed rooms being placed to the back of the lot so that the Southwest wind, which is the prevailing one, will keep them well aired. Kitchens placed at the Northeast corner make kitchen odors easily avoided in other parts of the house. Ventilating fans are much more effective aiding the laws of nature than opposing them. Houses on the East side of the street get the fumes of passing motor cars as well as the dust from the pavement. In this case, if the bed rooms are on the West, they will have the street noises as well.

When the lot is on the South side of the road, closets, storage rooms and vestibules may well be placed to the North and so shelter the rooms they serve. Lots on the North side like the ones on the East of the street receive more dust and noise from it than the ones on the other side. Here the house might be set well back, if the building restrictions will permit, so that the approach is across a deep lawn or garden. This would allow the important rooms to open to the South. Many times the neigh-

(Continued on Page 5)

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower., CA. 9263.—Bids closed on store building for the Crow Ice Cream Co., Washburn and Northwestern Highway. Contracts to be let soon.

Same.—Taking figures on press repair shop. Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Dec. 16.

Same.—Money-House, City of Detroit Street Railway. Bids due Dec. 16.

Bennett & Straight, 13526 Michigan, OR. 7750.—Contract for Marcotta let to Maul Marcotta Co., on theatre, Saginaw, Mich.

Same.—Bids due Dec. 10, 1 o'clock on Greenville school. To Board of Education, Greenville, Mich.

Burrows, Marcus, 415 Brainard, TE. 1-6860.—Taking bids on store bldg., Warren Ave.

Same.—General contract on store building, Warren Ave., let to Kreighoff Co.; plumbing and heating—Cameron & King.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Figures on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, taken after Jan. 2.

Same.—Sketch for small church.

Same.—Plans for east addition to waiting room, Greenfield Village, Ford Museum, completed about Dec. 15.

Same.—Plans for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive, completed about Dec. 15.

Diehl, George F., 120 Madison Ave., CH. 7268.—Warehouses No. 3, 4 and 5 under construction. Owners, Trenton Valley Distillers Corp.

Same.—Preparing plans for alteration to interior, Trenton Valley Distillers Corporation.

Same.—Preparing plans for store front alteration to Rathnaw Clothing Shop, N. E. corner Warren and Chene. Ready for bids about Dec. 20.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Revising plans for alteration to building at 2942 Woodward Ave.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for addition to electrical building—Ford Power House No. 1.

Same.—Preparing plans for pipe bridge and tunnel at plant of Murray Body Corp.

Same.—Preparing plans for elevated toilets at plant of Kelsey Hayes Wheel Corp.

Same.—Preparing preliminary plans for alterations and additions to plant of Michigan Electrotype and Stereotype Co.

Same.—Preparing plans for die building at Dix Avenue plant of Briggs Mfg. Co.

Same.—Taking figures for alterations and additions to Building No. 5 and No. 8 at Plant No. 10 of Murray Corporation of America.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Additional contracts let on apartment building at 49 Collingwood Ave. for Robert M. Powell as follows: tile, Palombit Tile Co.; kitchen units, The Parsons Co.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Taking figures on residence for Henry H. Hubbard, Muskoka Road, Grosse Pte. Farms. Bids by invitation only. Plans at Builders' and Traders' and Dodge Reports.

Malcomson & Higginbottom, Architects and Engineers, Calder, R. A., Associate, 1217 Griswold., CA. 9651.—Dormitory, Michigan State College, Lansing. Bids closed.

Merrit & Cole, LO. 2483.—Plans completed for 2 story and basement building, 60x42½ ft. Isabella Jail. Awaiting PWA approval.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Plans being prepared for residence for Mrs. Ella P. Davis, Bloomfield Hills, Mich.

Same.—Store for Donovan Bldg., cor. Woodward and Grand River. Contract let to W. S. Pocock Co.

Same.—Taking revised figures on Cadieux Elementary School. Bids close Dec. 11.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Bids on Kalamazoo County Bldg. and Jail to be advertised Nov. 15. Bids due about Dec. 10.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

N. Chester Sorensen, Architect, Smith, Hinchman & Grylls, Engineers.—Contracts let on Western High School as follows: General contractor, Rozycki Brothers Co.; plumbing, heating and ventilating, Drake Avery Co.; electric wiring, Hydon-Brand. Submitted to PWA Engineer's office for approval.

U. S. Government Architects.—Preparing plans for post office, St. Joseph, Mich.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Figures taken on Galien School starting Nov. 18.

Same.—Figures on Burr Oak School to be taken starting Nov. 25th.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Residence, Bloomfield Hills, Mich., let to Amsbary-Merritt Co.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe, Mich.

Same.—Alteration and addition to residence, Chicago Blvd., let to Amsbary-Merrit, Inc.

Wright, Frank H., 418 Fox Building, CH. 7414.—Plans for residence for Mr. R. R. Lewis, Flint, Mich.

ANNUAL REPORT OF THE LIAISON COMMITTEE WITH CITY PLAN COMMISSION DETROIT CHAPTER A. I. A. 1934-1935

This Committee was called into consultation by Mr. Russell, Secretary of the Commission on a few maters of relatively small importance.

Mr. Chandler of the Woodward Improvement Association and Mr. Russell have both expressed the hope that this Committee will continue to function in its efforts toward cooperation to secure for Woodward Ave. the results hoped for in a better class of structures with planned relations.

Respectfully submitted,

H. G. WENZELL.

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PLANNING THE MODERATE-PRICED HOME: INTERIOR

(Continued from Page 3)

boring houses, local ordinances, lot restrictions, views and contours of the land make compromises necessary. There are few rules that can be laid down and blindly followed. The wind does not always blow from the Southwest, and the sun does not always rise exactly in the East. It is often difficult to weigh advantages against disadvantages, but this has to be done in every building. A house, like any other structure, is bound to be a series of compromises.

Before the plans can be started, the family requirements should be listed. First the age, sex, and number of people that make up the household. How they live, and what they do at work as well as at play—how they eat—how they sleep—how they entertain—and, how many automobiles they drive. These requirements should not be unduly influenced by the opinions of kind neighbors or by the house plans of others whose manner of living is different.

In a house that is to make a permanent dwelling, it is well to look toward the future. For a young, growing family, where an eight thousand dollar investment is the limit, the house should be so planned and placed on a plot of ground sufficiently large that additional rooms can be added when needed and when the family income permits. The requirement for the average family is four bed rooms including one for a maid. The fifteen thousand dollar house might have a maid's room in addition to the four bed rooms—all depending upon the construction and materials used. Let me add at this point that there is in my mind no question but that the construction should be the best possible, and that the materials should be of proven durable quality.

The entrance to the house should present to the visitor enough interest to create in him a desire to enter. The plan should be as simple and direct as possible, but not so obvious that at the first glance the room arrangement is apparent, and leaves nothing to explore. The coat closet is best placed not so close to the entrance that free passage is blocked whenever one is betting or putting away a garment. Coat rooms in small vestibules are awkward because of this.

The halls of the house are its streets and should take as much traffic from the various rooms as is possible. The stairways should be accessible from the halls,—risers and treads properly proportioned, —and, head room ample for the movement of furniture as well as people. Where the front hall is omitted and entrance is directly into the living room, it should be possible for the guest to go upstairs without passing through the room.

The living room in even the lower priced house is generally made as large as possible. Very often this is done at the expense of the dining room which becomes just large enough for the immediate family. The living room is then arranged so that part of it may be used as a dining room when there is company. Used in this way it must, of course, be placed conveniently near the kitchen. No living room is complete without an open fireplace. It provides a center of interest from an architectural point of view, and imparts a feeling of homely comfort that can be obtained in no other way. It should be placed so that the furniture grouped around it does not separate it from the rest of the room. Windows should give proper light to those seated near the fireplace but should not light their faces nor compete with the interest of the fire. Too much cross light in the living room makes it difficult to read in by day. Fewer windows, larger and better placed, will make it much more restful. A living room of less than two hundred fifty square feet floor area is considered small. Floor areas do not mean everything, however, proper space for furniture and easy circulation about it, is much more important.

As for the dining room, whether it be a separate room or part of the living room, an exposure to the rising sun gives a delightfully warm welcome for the morning meal. If you like to linger over your food, make your dining room the size of a modest living room, and equip it with a fireplace for chilly mornings and stormy evenings.

The kitchen is the factory of the house—the place where raw materials enter and are made into food. It is perhaps the most interesting room, because the method of working in it is definitely stressed and made an integral part of it. It should be convenient, well lighted and ventilated, easily cleaned, and cheerful in character. Its size does not depend upon the size of the family so much as upon the number of people who occupy it at the same time. Perhaps it is used too, as a breakfast room, and so serves a double purpose. If there is no pantry and it is used by a family that entertains a great deal, there should be plenty of space for dishes than can be

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SUN.—MON.—TUES. DECEMBER 15—16—17
Joan Crawford—Brian Aherne in "I Live My Life"

prepared in advance. Now that there are many ways of mechanically ventilating the kitchen, the pantry is no longer needed to keep out kitchen odors, but it is still good as a preventive of kitchen noises, and is considered a necessity by many housewives.

A toilet room on the first floor is essential. It should be inconspicuous, but accessible from the hall and from the kitchen.

All bedrooms should be cross ventilated if at all possible. Each child should be provided with his or her own room, no matter if it has to be a small one. In this country, where nearly every one sleeps with windows open in winter as well as in summer, wide overhanging eaves give a wonderful protection in case of sudden storms. Avoid placing windows so that, in the only possible positions of the bed, light is thrown in the eyes of the sleeper. Provide a bedroom closet for each person. This closet should not be less than 18" deep. It should have rods for clothes hangers with a shelf above for hats, and space below for shoes.

A bathroom for every bedroom would be too much to expect from a house in the price range we are discussing. To my mind the amount of money spent in the bathroom of the present house is out of all proportion with other costs. I feel that it is time we had more bathrooms and less expensive ones.

If open terraces are to be part of your house, see that you have plenty of winter storage for the furniture. This seems to be a neglected feature in many modern houses.

As for the basement, much depends upon the heating plant as to the arrangement. Many houses now have recreation rooms taking up the space which was formerly used for winter supplies. If this room is to be used by children, it should be reached as directly as possible from the outside, and without going through other basement rooms—except perhaps a basement hall. The stairs leading to the basement should also be accessible from the hall on the first floor. With the present-day furnaces, it is now possible to place the laundry in the same room as the heating plant, even though coal be used for fuel. As for the storage room that once held barrels of apples and potatoes, that may now be reduced to cupboard space located in the collest part of the basement, perhaps under the vestibule.

So far, I may have given you the idea that the plan of a house is simply a matter of careful arrangement, that its appeal should be only one of physical comfort, economical planning, and good construction. It should be a unified design of good proportion, properly balanced and detailed, as well as capable of producing a good exterior. Every house should contain as an integral part of it, some detail—a stairway or a mantel for example—which is of real architectural merit. All the labor-saving gadgets and all the beautiful furniture in the world will not take its place. In a house of moderate cost it is impossible to put in much that is particularly fine, but it is not by any means impossible to have some touch in keeping with the character of the house. More than that it should have that quality which is the most elusive of all—it should have charm.

Detroit Engineering Society announces removal of its offices from 478 West Alexandrine Ave., Detroit, to Room 272, Statler Hotel, Detroit, effective December 1, 1935. Telephones: CHerry 4360, or through Statler switchboard, CHerry 4960.

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PRODUCERS' COUNCIL CLOSE SUCCESSFUL SEMI-ANNUAL MEETING

(Continued from Page 1)

Council introduced Mr. Clair W. Ditchy, President of the Michigan Society of Architects who had the following to say:

"This is indeed a glorious event. The singing and jubilation reminds me of New Year's Eve. But instead of ringing out the old and ringing in the new, we are singing out Old Man Depression and singing in the new era of prosperity.

"The Producers' Council is to be congratulated on its ability to accomplish things. This affair tonight is indicative of their powers. The very name 'Producers' is pregnant with meaning. They have brought here for this occasion men from all corners of the country—even such distinguished characters as Kenneth Stowell, erstwhile editor of The Architectural Forum and now editor of The American Architect. Mr. Stowell, you know, is the man who made the Forum the magazine with a backbone (I refer to that funny little wire gadget in the binding).

"My part in these festivities needs some explanation. I am like the 'salle des pas perdus'—the room of lost steps—which the French school of architects puts on the front of their grand and monumental buildings. This offers a gradual approach to the real splendor of the building and constitutes a subtlety not found in meaner structures.

"My role is merely that of introducing you to the toastmaster, or rather of introducing the toastmaster to you. I hasten to explain that this is not the highly advertised electric toastmaster which a member of the Producers' Council manufactures, but one of equal capacity in toasting. I feel quite insufficient for the task and time will not permit me to even brief his many accomplishments. This of course is unnecessary because he is so well known

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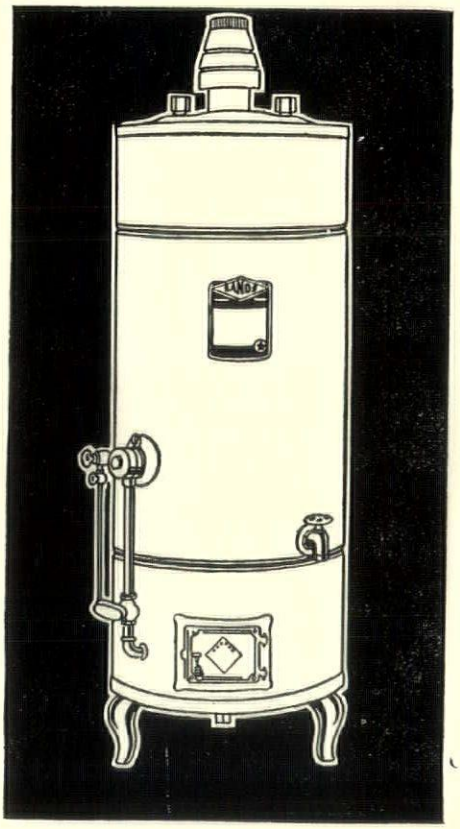

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to you. But one phase of his activities of which some are not aware perhaps could be dilated upon. I refer to his brilliant career as a war correspondent. Some of you were recently startled by his scintillating reports from the African front, and today while at the public library, paging idly through the pages of 'Who's Who in Abyssinia' I came across this item, which I was at some pains to translate from the original Coptic.

"Allen, Roger: Noted newspaper correspondent, quondam architect (or just plain damn architect, I'm not quite sure), humorist of the first and second waters. His fearlessness and zeal in reporting the truth and nothing but the truth in the first eventful days of our present tragic conflict —even in the face (and neck) of devastating fire (and theft and $50.00 deductible),—a reporter of the old school given to loud reports rather than the muffled variety—earned for him the enviable honor of being knighted by Emperor Haile Selassie as the Knight of the Harem and receiving the honorary title of Rajah of Bong (or Bung, maybe). Popularly known as the Mark Twain of the Sahara and suburbs. Familiarly known as 'Rod,' erroneously regarded as a corruption of Roger, which is a corruption of Rajah. The name 'Rod' he achieved during his early days as a travelling reporter on the railroads."

Roger, as only Roger can do, set forth a line of wit and wisdom which lasted throughout the evening.

Addresses were given by Messrs. George Walbridge of Walbridge & Aldinger of Detroit; Joseph Dodge, President, Detroit Savings Bank; and James C. Downs, Vice-president of Dayton Keith & Company, real estate statisticians of Chicago.

Altogether the Twelfth Semi-Annual Meeting of the Producers' Council was an important event in the annals of building and Detroit was honored by having the meeting.

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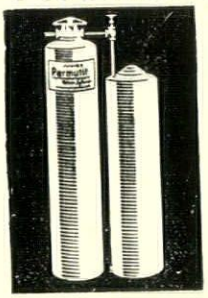

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WHAT CONSTITUTES A CLEAR TITLE FOR THE HOME SITE

University of Michigan—Broadcasting Service—Over WJR

By RALPH W. AIGLER, Professor of Law

We are often reminded that a little knowledge is a dangerous thing. I dare say that no physician or surgeon would attempt to tell untrained listeners how they might diagnose for themselves an ailment as cancerous or non-cancerous. It would be just as absurd for me to attempt to tell the unskilled listener how to determine the status of the title to a tract of land. At the outset, then, let me make it perfectly clear that no conclusion should be reached, certainly no action taken, in a matter so complicated as this without consulting a trained and responsible lawyer who may be in a position to possess himself of all the pertinent facts before he renders an opinion.

Obviously, all prospective land owners are anxious to know, when they have completed their purchase transaction, that they really have acquired an indefeasible ownership. The idea not uncommonly entertained that if one gets a warranty deed from the person who purports to be the seller, or if one is furnished an abstract of title, such ownership is established is, unfortunately, unsound. One may have what in form is a perfectly good warranty deed, and in addition have a perfectly good-looking abstract of title, and yet acquire absolutely no ownership from the person who gives the deed and furnishes the abstract. Even the issuance of a policy of title insurance by a responsible title company does not mean that one is certain in his ownership. One might as well say that life is certain because a policy of life insurance has been issued. All the insurance policy can do is to provide a money equivalent for the ownership which was insured; and such, to a certain extent, is the chief protection afforded by a warranty deed. It is, of course, true that if a responsible title insurance company is willing to issue a policy, the experts in that company's organization have satisfied themselves that there is but little, if any, risk to be taken in the issuance of the policy; and to that extent one may have some feeling of security in the very fact that the policy has been issued. It is quite like the feeling of satisfaction in hearing that the medical examiner has pronounced you a fit subject for insurance.

In order to acquire a dependable ownership, two things are necessary: first, it must appear that the person who is to give the deed has the ownership which he purports to give; and secondly, the deed, or other transaction by which the seller purports to part with his ownership, must be effective for that purpose.

The title to any tract of land is made up of a series of links constituting the so-called chain of title. The initial link in this chain is the one between the Government and the first private owner. This chain of title is no stronger than its weakest link. In examining the title to a piece of land, then, it is necessary for the examiner to pass upon the effectiveness of each transaction by which it has been claimed that the ownership has passed from one owner to another, from the time the Government first disposed of it down to the present time. As an aid in passing upon these questions, abstracts of title are prepared by people skilled in that type of work.

As its name indicates, the abstract is a boiled-down statement of the various documents and transactions by which the ownership of the land has been or might be affected. Deeds of conveyance, mortgages, judgment liens and execution sales, bankruptcy proceedings, tax liens and sales, wills and probate proceedings, are examples of the sort of documents and transactions by which the ownership is affected.

It must be remembered, however, that the abstract of title deals only with matters that appear in the public records in offices like those of the Register of Deeds, the Clerk of Courts, the Probate Court, etc. As ownership may be affected by transactions that cannot possibly appear on the records, such as adverse possession, the careful title exam-

(Continued on Page 3)

Architects' Luncheon
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Edited by E. J. Brunner

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G. & V. vs. B. & T. E.

No, this is neither a lawsuit nor a train schedule. It is the frank recital of what happened to a bunch of architects who didn't appreciate just how tough contractors can be.

Giffels & Vallet have an eight team bowling league and so does the Builders' and Traders' Exchange. Well, they sent scouts from time to time to look us over. (You know Bill Arlund, once one of us, is with them.) He and others evidently reported that we were good enough to play with and bad enough to beat, so they challenged us.

The result developed rapidly Saturday afternoon when eight of their picked men met our picked eight. Not being there, the writer can not give you an "alleyside" description, but the sum total result was 4,026 pins for Giffels & Vallet and 4,219 for the Builders' and Traders' Exchange. If that figure is wrong, so is the adding machine.

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The total pins for three games for each player follow:

Giffels & Vallet		Builders' and Traders'	
Myron McKee	524	Fred Galster	567
Walter Scupholm	494	Mark Atkin	535
Bill Arlund	513	Bill Harriman	582
George Whybrew	520	Richard Bruny	518
Dan McKinlay	492	Walter Trowell	449
Jim Hunter	476	Clarence Geyman	549
Bill Gray	460	Arthur Hesse	489
Ed Weiland	547	Carl Dambrun	530

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Gentlemen—the Bowlers

While we have published averages from time to time, we have not given to the readers of this periodical the full names, nor have we indicated the member firms of the Builders' and Traders' Exchange with whom they are affiliated.

And, therefore, gentlemen (and also stenographers who read this)—the bowlers of the Builders' and Traders' Bowling League of 1935-36 with a big banquet in store for the end of the season, and many strikes and spares to be missed before that time.

Every one of them a bowler—and every bowler a pretty good egg—some hard boiled, of course.

The list is in order of their social prominence as they face the pins. The figure indicates their average but not their aspiration. Every bowler in the lot will insist the average is below what he is really worth.

Richard Bruny, Bruny Bros.	184
Wm. Harriman, Floyd H. Heineman Co.	175
Mark Atkin, Atkin & Stock Co.	174
Fred Galster, Acme Wire & Iron Works	174
Carl Dambrun, Pittsburgh Test. Lab.	172
Walter Gieseking, Wire and Iron Prod.	170
Art Hesse, Det. Cornice & Slate	169
E. T. Schuster, Schuster Equip. Co.	169
N. Rivard, DesLauriers Metal Prod.	168
C. J. Geyman, Detroit Steel Prod.	167
Robert Ruhl, Krimmel & Cruickshank	164
Walter Trowell, Trowell Const. Co.	164
Floyd Nelson, Floyd L. Nelson	163
E. R. Surridge, Surridge Plast. Co.	159
Harry Lininger, John R. Fuel & Supply Co.	159
Geo. Richardson, Boulevard Transfer Co.	159
F. A. Green, Whitlock Coil Pipe Co.	157
John Wenzel, Wenzel Floor Co.	155
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Darwin Gothro, Builders' & Traders' Exch. 114
Robert Lea, Chase Copper & Brass Co. 103

WHAT CONSTITUTES A CLEAR TITLE FOR THE HOME SITE

(Continued from Page 1)

iner cannot afford to make an unqualified statement as to the status of the title merely on the basis of an examination of the abstract, or indeed, of the original records themselves. A careful and intelligent title examiner in rendering an opinion of title will carefully guard himself by stating, if such is the fact, that his conclusions are based merely upon an examination of the records as disclosed by such and such abstract of title. If the prospective purchaser wishes the judgment of such expert upon questions not disclosed by the abstract or records, he should deal with that specifically.

The chain of title often consists of many links, the number not being at all controlled by the value of the property. These links represent transactions covering perhaps, many, many years, and not the least of the title examiner's difficulties arises out of the fact that the effect of each transaction depends upon the law as it then was. Over a period, say of a hundred years, marked changes may have been made in the applicable law, so it is not sufficient that the examiner be familiar with the law as it is at the time of his examination.

If each transaction has been consummated under the advice and eye of a competent expert, it would be reasonable to expect that few difficulties would come to light upon the title study. The fact is, however, that all too frequently errors creep in. Among the most common troubles are those arising out of careless or defective descriptions of the land conveyed, failures to have all the necessary parties join in the conveyance, defects in execution of documents, omission of essential parties in court proceedings, neglect to have mortgages or other incumbrances properly released, etc.

The trained lawyer in rendering an opinion as to the status of the title will ordinarily state that ownership is at present vested in such and such person or persons subject, however, to enumerated outstanding interests and specified weaknesses in the chain of title. It is a rare title in which a meticulous lawyer cannot find some difficulties. Often these troubles, as he will advise you, are not sufficiently important to need correction or to stand in the way of your purchase. If the difficulties are serious, he will suggest the proper methods of clearing them, such as the procuring of quit claim deeds, affidavits as to facts left doubtful on the records, or, perhaps, a court proceeding to remove the clouds cast upon the title by errors and omissions in the past.

Some title examiners will occasionally advise that a certain difficulty in the chain of title may, because of lapse of time or something else, be safely ignored, while other examiners later on in dealing with the same title will conclude that that particular trouble is too serious to afford taking the risk involved in a purchase without having it cleared. In purchasing a piece of land, you may, under advice, ignore some weakness in the chain of title and then later on when you want to close a deal for the sale of that tract, find the deal balked by insistence on the part of your prospective purchaser that your title is not sufficiently good. In other words, his lawyer, though not any wiser than the one who advised you, may happen to be one of those who can see oceans of trouble arising out of situations which would not perturb anybody else. The obvious lesson to draw from this is to insist on your seller giving you a title that will satisfy even the most hard-boiled examiner.

Having satisfied yourself that the person from whom you propose to buy is in position to confer an indefeasible ownership upon you, the next step is the effective passing of that ownership from him to you. That transaction, you realize, will constitute another link in the chain of title to that prop-

(Continued on Page 6)

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ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower., CA. 9263.—Gen. con. on store building for the Crow Ice Cream Co., Washburn and Northwestern Highway let to Adler Construction Co.

Same.—Taking figures on press repair shop. Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Money-House, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking bids on air condition on Rialto Theatre, Flint, Mich.

Same.—Preparing plans for Albion Theatre, Albion, Mich.

Same.—Contract on lighting fixtures on Perry Simon residence let to Madison Electric Co.; finish hardware, Jno. Freeman.

Bennett & Straight, 13526 Michigan, OR. 7750.—Bids closed on Greenville school.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Figures on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, taken after Jan. 2.

Same.—Sketch for small church.

Same.—Plans for east addition to waiting room, Greenfield Village, Ford Museum, completed about Dec. 15.

Same.—Plans for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive, completed about Dec. 15.

Diehl, George F., 120 Madison Ave., CH. 7268.—Warehouses No. 3, 4 and 5 under construction. Owners, Trenton Valley Distillers Corp.

Same.—Preparing plans for alteration to interior, Trenton Valley Distillers Corporation.

Same.—Preparing plans for store front alteration to Rathnaw Clothing Shop, N. E. corner Warren and Chene. Ready for bids about Dec. 20.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Alteration to building at 2942 Woodward. Bids closed.

Gay, R. V., St. Johns, Mich.—Plans for Northern Michigan TB Sanitorium. FHA Project.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Preparing plans for addition to electrical building—Ford Power House No. 1.

Same.—Preparing plans for pipe bridge and tunnel at plant of Murray Body Corp.

Same.—Preparing plans for elevated toilets at plant of Kelsey Hayes Wheel Corp.

Same.—Preparing preliminary plans for alterations and additions to plant of Michigan Electrotype and Stereotype Co.

Same.—Preparing plans for die building at Dix Avenue plant of Briggs Mfg. Co.

Same.—Taking figures for alterations and additions to Building No. 5 and No. 8 at Plant No. 10 of Murray Corporation of America.

Goodeyne, J. C., Bay City, Mich.—Plans for grade school, Alpena, Mich. completed.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Taking figures on residence for Henry H. Hubbard, Muskoka Road, Grosse Pte. Farms. Bids by invitation only. Plans at Builders' and Traders' and Dodge Reports. Bids close Dec. 16.

Marr Richard, 415 Brainard, TE. 1-6860.—Taking figures on alteration to store at 317 West Fort. Bids due Dec. 20.

Merrit & Cole, LO. 2483.—Plans completed for 2 story and basement building, 60x42½ ft. Isabella Jail. Awaiting PWA approval.

Munger, A. E., Bay City, Mich.—Extension of General Hospital submitted for WPA approval.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Plans being prepared for residence for Mrs. Ella P. Davis, Bloomfield Hills, Mich.

Same.—Taking revised figures on Cadieux Elementary School. Bids closed.

Sarvis, Lewis J., Battle Creek, Mich.—Contracts on Nashville School addition submitted to Detroit WPA. General contract, Laird Const. Co., Battle Creek; electrical work, Central Electric Co., Battle Creek; heating, plumbing and ventilating, Lansing Heating & Ventilating Co., Lansing.

Schley, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Preparing sketches for residence for Dr. Wm. Street, Warrington Drive, Palmer Woods.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Kalamazoo County Bldg. and Jail. Bids closed.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Tanner, Thomas, S., Architect, Ann Arbor, Mich.—Residence for Mr. and Mrs. V. H. Shields, Ann Arbor, size 24'-0"x38'-0". Contract awarded to R. F. Daum, Ann Arbor, Mich.

Thompson, G. Harold, St. Ignace, Mich.—Plans for reconstruction of Court House submitted to WPA, Lansing.

U. S. Government Architects.—Preparing plans for post office, St. Joseph, Mich.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Galien School. Bids closed.

Same.—Burr Oak School. Bids closed.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe. Mich.

Wright, Frank H., 418 Fox Building, CH. 7414.—Plans for residence for Mr. R. R. Lewis, Flint, Mich.

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PLANNING A HOUSE

This cartoon was recently issued by the Rolscreen Company, Pella, Iowa, as an enclosure with their house organ "ROLSCREEN TOPICS." The plate is loaned to us through their courtesy and by special permission of Mr. J. N. ("Ding") Darling.

WHAT CONSTITUTES A CLEAR TITLE FOR THE HOME SITE

(Continued from Page 3)

erty, and a due regard for the future purchasers, even many years ahead, suggests that you leave no ground for future criticism of that particular transaction. With no added expense or trouble to yourself you may save some succeeding owner, or prospective owner, hours of difficulty and possible expense. Whoever it is that prepares the deed or other documents should not be satisfied with the use of language in description or creation of estates that he understands, with his then full knowledge of the surrounding circumstances, but which to a reader a decade or century later would be meaningless or ambiguous. No lawyer worthy even of the small fee usually asked for the preparation of a deed would be guilty of describing the land conveyed, as it was once in an actual transaction, as being that tract of land bounded by certain lines, the first of which was stated to begin "at the point where I now stand." Nor would a lawyer with even a modicum of intelligence give as one of the corners of the land conveyed—"a three inch white oak tree with a blue bird on its lowest branch." The books are full of reports of litigation growing out of unfortunate language almost as inexcusable as these examples.

Every purchaser of land must be alive to the possibility that his use of the tract may be severely limited in ways not disclosed by the documents in what he would deem his chain of title. Restrictions under zoning ordinances have become very common indeed, and intelligent opinion is generally to the effect that the public interest is served by pretty strict adherence to these provisions at least until the general character of the district has so changed by gradual shifts that the initial purpose of the restrictions can no longer be accomplished.

Fully as common, and not so easily learned, are restrictions created by provisions in deeds sometimes not in terms affecting the land you plan to purchase. If the restriction is created by language in deeds in the chain of title to your property, of course you would be expected to learn of it in the usual examination of title. Cases, however, have arisen in which, for example, the owner of a considerable tract sells off lots with restrictions designed to show an intent to create a general plan for the neighborhood, nothing being said about restrictions on the use of the retained lands of the grantor; yet such retained lands have been held subject by implication to the same restrictions. Not only is the then owner subject to the restrictions, but those buying from him are also bound, despite their lack of knowledge of the limitation, the recording of the deeds containing the restrictive language being deemed, in Michigan at least, notice to these other purchasers.

In contemplating the purchase of land, you should, then, first, reasonably satisfy yourself that the person with whom you are to negotiate is probably the owner and in position to give you a marketable title. The contract of purchase should stipulate, to avoid any possible question of construction, that the seller is to furnish an abstract of title brought down to date, and that he is to pass to you by good and sufficient warranty deed, a marketable title in fee simple absolute. Such "fee simple absolute," translated into popular and non-technical terms, means in general an ownership that may continue on in you and your heirs forever except as you or they may dispose of the property. And by "marketable title" is meant an unencumbered ownership of which there is convincing evidence, with no existing litigation, or probability thereof, regarding it.

In conclusion, may I repeat merely for the sake of emphasis a statement made at the beginning: "A little knowledge is often a dangerous thing." It has not been my thought in this brief talk to tell even the most intelligent layman how to pass on questions of title. That is a matter for trained experts.

Other lectures in the Home Planning, Building and Maintenance Series broadcast are as follows:

Nov. 9—Financing the Home.

Nov. 16—Choosing an Architect and His Obligation to the Home Builder

Nov. 23—Planning the Moderate Priced Home: Interior

Nov. 30—Planning the Moderate Priced Home: Exterior

Dec. 7—Space and Equipment for the Young Child

Dec. 14—Heating and Air-Conditioning the Home

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Feb. 1—Lighting the Home
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Feb. 29—Plastic Materials for Roofs, Walls and Floors
Mar. 7—Decorating the Interior of the Home
Mar. 14—The Radio in the Home
Mar. 21—Landscaping of the Home Plot
Mar. 28—The Health of the Family in the Home

Only those talks will be mimeographed and mailed for which a sufficient number of requests are received to warrant the expense of printing. Consequently, requests must be for separate talks, not for the entire series. Such requests should be addressed to Waldo Abbot, Director of Broadcasting, University of Michigan, Ann Arbor, Michigan.

SAM ABRAHAM JOINS REALTY FIRM

Samuel Fye Abraham, Detroit architect, has been appointed general manager of the Hadley Construction co. He has been active in the Detroit building field for the past 15 years.

The company has now more than a dozen homes under construction in Grosse Pointe and in the northwest section of Detroit.

CYRIL SCHLEY MOVES OFFICES

Cyril Edward Schley, architect, announces the removal of his offices from 1123 Lafayette Building to 604 and 605 Lafayette Building. The telephone number remains the same, CAdillac 8499.

Mr. Schley is desirous of bringing his files up to date with new catalogues from manufacturers.

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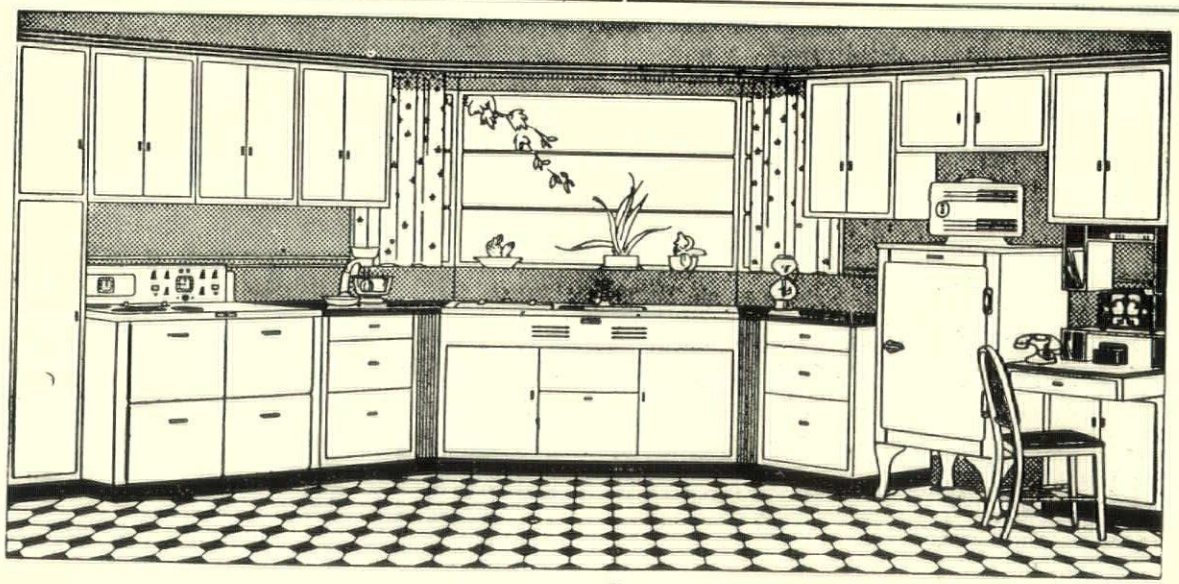

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Joan Bennett in **"She Couldn't Take It"** and **Francis Lederer** in **"The Gay Deception"**
FRIDAY—SATURDAY DEC. 20—21
Edward Everett Horton in **"His Night Out"**
Saturday 11 P. M.—Kay Johnson in **"Jalna"**
SUN.—MON.—TUES. DEC. 22—23—24
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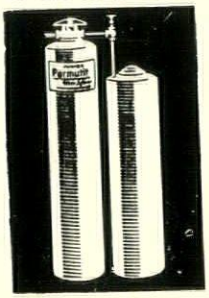

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Vol. 9 DETROIT, MICH., DECEMBER 24, 1935 No. 52

AN ARCHITECT SPEAKS TO MORTGAGE BANKERS

An Address Given at the Annual Meeting of the Detroit Mortgage Bankers Association

By CLAIR W. DITCHY

I welcome this opportunity to appear before you because I feel that there is a matter which concerns us both so vitally that it must be thoroughly discussed and understood and some definite and concerted action taken in regard to it.

I am furthermore here, if I may be allowed the presumption, as an ambassador of good will from one great and old profession to another. I come here as a representative of the architectural profession, a profession upon whose ministrations the integrity and the progress of the building industry have always depended. So keenly has the architectural profession felt its responsibility as the custodian of integrity and truth in the construction of buildings that it has limited—and commercially hanicapped—itself with self imposed ethical standards. In the intensely commercial atmosphere of our present times, these ethics are little understood, nor has their value been appreciated, and as a result they have lost their significance in many instances where they could be of greatest value. I shall only attempt to defend them insofar as they affect the matter under discussion. At the present time we are witnessing a rapid return to normal conditions. A comparison between November of this year and November of 1934 shows a tremendous increase in building activity. And since the building industry is one of our great heavy goods industries, the resumption of normal activity in it may be regarded as a reliable index of a general trend toward normal conditions.

I believe that all of us during the period of enforced suspension of normal activities had the opportunity to examine some of the glaring weaknesses in the system under which construction was financed and I further believe there are none of us who will not admit that there were many abuses which should certainly never be tolerated again.

Architects' Luncheon
INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building
Tuesday, December 24th, 12:30 p. m.

The tendency of the day has been specialization. We have divided human effort, research, and knowledge into indivisible parts and have pursued each to exhaustion. It is true that we have attained a high degree of efficiency and accom-

(Continued on Page 3)

Season's Greetings
BEST WISHES FOR A MERRY CHRISTMAS
AND
A HAPPY AND PROSPEROUS NEW YEAR

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Edited by E. J. Brunner

TRAFFIC ACCIDENT PREVENTION

By E. J. BRUNNER

When you want to cure a disease or remedy a bad situation you first look for the causes. You cannot cure or remedy until you find them. For instance if the trouble is in the G. I. tract you cannot cure by taking aspirins for the resultant headache.

Are the real causes of traffic accidents commonly listed, such as running through red lights, defective brakes, drunk driving, etc., etc., or are these symptoms?

Study the following five suggested causes; not listed in order of importance:

(1) Too much assurance that having the right of way ends obligation of driver.
(2) Too much assurance that 'the insurance company takes care of everything."
(3) Too much assurance that "pull' or "push" or "luck" will keep you out of jail or prison no matter what happens.
(4) Callousness.
(5) Ignorance, incompetence, or both.

You can take any of the direct causes of accidents and find that one of these five is the underlying cause. Try it out. Study a history of accidents, and you will be able to trace it to one of the above five causes.

Now for a remedy.

The remedy first of all rests on compulsory liability insurance, and the ready answer is going to be, "This has been tried and it has not worked." But compulsory insurance is only the base upon which the proposed remedy rests.

On this base through cooperation between the state or states with the insurance companies can be worked out a system of penalty rates.

In this initial proposal of a remedy to lessen the toll in lives, misery, and money, quite naturally an exact scale can not be set up as the preparation of such a scale will entail the expenditure of money in considerable amount.

The system would be something on this pattern: First of all there would be the base rates for liability insurance for the various classes of vehicles such as individual pleasure cars, commercial cars and for fleets.

On top of this would be schedules of increased rates for those customers involved in accident. It would perhaps be preferable to have all policies run six months instead of a year and thus be able to fix that frequently the new rates for individuals after looking over their driving record.

To make this form of remedy effective it would be necessary to raise the insurance rate on any vehicle involved in an accident no matter whether the party was guilty, innocent, or not proved either. But in case of proved innocence the rate would jump only half as much as when guilt was proved.

This plan would involve centralized state records of accidents and of course, if the rates were handled by private insurance companies they would have also their own reports from their clients.

In the case of fleets where drivers were shifted from one vehicle to another, the advanced rate would apply to whatever fraction of the fleet one vehicle happened to be.

Perhaps by this time you have discovered the possibility of buying a new car to take the place of one insured and involved in an accident. This loophole would be plugged by a replacement continuity record. For instance Mr. A. owns a Ford of certain number and year. He is involved in an accident and is due for a higher rate. Suppose he sells the car for this or for any other reason. If he or anyone in his immediate family replaces that car the rate will apply to the new car.

Of course, if there is any legal method to shift insurance from the basis of cars to the driver that might be an easy answer to some of the problems involved.

There is one more item of prime importance which must not be over-looked and that is hit and run accidents. There would be a tendency to try to escape the higher insurance rates. The answer for this is to make the penalty for hitting and running so drastic that no one will take chances so far as the insurance penalties are concerned. Unfortunately when accidents are of serious character, there are some who will hit and run in spite of anything. But imposition of extremely high rates will curb the tendency merely to beat the insurance raises.

This promulgation of an idea merely scratches the surface. It in principle is touching the pocket book nerve to cut down accidents. Under its operation there would be much more thought about "not being involved" in any accident and when that thought percolates through a man's mind he is going to have his brakes fixed. He is not going to

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take out the bus when he has had a drink or two with as much abandon as formerly, and he is not going to think, "Well, it's all up to the insurance company anyhow." He will be much more liable to govern his speed by the environment. He will think more about possibility of children playing out on residential streets. He will watch out for accidents as he now watches for traffic policemen because we Americans do not like money penalties. He will not be so assured that having the right of way is all he needs because even if the court clears him of blame, he will still get a higher rate of insurance.

This system probably would cancel out much watching for violation of speed laws. It would of course not remove traffic responsibilities now in force. Fines and jail sentences could still be inforced for violators.

AN ARCHITECT SPEAKS TO MORTGAGE BANKERS

(Continued from Page 1)

plishment but in the process we have unfortunately lost something. We have reared a delicate system of interlacing, highly specialized vocations which although highly efficient in themselves lack the necessary cohesion and sympathetic teamwork to make for stability and sound progress. Our development in the matter of organization and friendly cooperation has faltered; in some cases it has withered and died. It has been like a gigantic military attack where some units have reached their objectives with comparative ease and have hastened on to exploit their individual successes without waiting to consolidate their gains with their neighboring units. Their advance position becomes at length untenable and a general retreat ensues.

Sound and lasting prosperity depends upon general progress and general welfare. It cannot be attained at the expense of any one class or activity. This is true of every profession and every industry and the building industry is no exception. On the contrary it might be classed as "the horrible example." Its importance in the maintenance of national, yes in international prosperity should make it imperative that here all of the wisdom, all of the care, all of the alertness possible should be lavished with unstinting hand.

It would be an insult to your intelligence for me to come here today to argue that good construction is a desirable safeguard for your mortgages and construction loans. That fact needs no argument nor does it need a defense in regard to the general stability of the community. The buildings of our community constitute its physical character and are the criterion by which it is judged. The efficiency and skill of our building planning is the limit of our aspirations as a great city. We cannot build poorly and achieve greatness. Confidence, the element upon which our social and economic systems fundamentally rest, is directly depedent upon the character of the buildings which house them. We may romantically refer to the humble shed in which some vast industry began or the house where some genius first saw the light of day, but it is upon extremes in contrasts that these highly emotional appeals depend and these mean circumstances of birth are only valuable as they lend emphasis to ultimate accomplishment. A great metropolis cannot prosper in the trappings of a frontier town and the "glory that was Greece and the grandeur that was Rome" were recorded more faithfully by their architecture than by the countless volumes which have since been written about them.

You therefore have a double interest in better construction, an immediate one which directly concerns the safety of the investment you make and a more remote

(Continued on Page 5)

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Warner Oland as "Charlie Chan in Shanghai"
11 P. M.—Chester Morris in "I've Been Around"

SUN.—MON.—TUES. DEC. 29—30—31
LAWRENCE TIBBETT in "METROPOLITAN"
Extra performance New Year's Eve starting at 11:30 P. M.

ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower., CA. 9263.—Taking figures on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 6.

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Same.—Taking figures on Money-House, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking bids on air conditioning on Rialto Theatre, Flint, Mich. Due Jan. 10.

Same.—Preparing plans for Albion Theatre, Albion, Mich.

Bennett & Straight, 13526 Michigan, OR. 7750.—Revised figures on Greenville school will be received.

Confer, Earl A., 18970 Grand River, RE. 2714.—Taking figures on residence, Stahlin Ave. 7 rooms, 34x31, air conditioning and oil burner.

Same.—Preparing plans for sales and service station, 160x125, Michigan Ave.

Same.—Preparing plans for residence, Bretton Drive.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Figures on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, taken after Jan. 2.

Same.—Figures for east addition to waiting room, Greenfield Village, Ford Museum, taken shortly.

Same.—Bids taken for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive.

Same.—Plans for Grace Evangelical Lutheran Church, Lakepointe and Kercheval, ready after Jan. 6th.

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Same.—Taking figures on residence, Bedford Road, Grosse Pointe Park.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Briggs Mfg. Co. taking superstructure figures for Die Building at Dix Ave. plant.

Same.—Briggs Mfg. Co. let contract for pile and concrete foundation for Die Building at Dix Ave. plant to the J. A. Utley Co.

Same.—Ford Motor Co. let contract for stainless steel benches and hoods for Glass Plant Laboratory to the P. B. Polhemus Co.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Additional contracts let on 24 apartment building at 49 Collingwood Ave. for Robert M. Powell as follows: Medicine cabinets, Ray T. Lyons Co.; plumbing fixtures, Murray W. Sales Co.; tile to be furnished by Emil Francois.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Residence for Henry H. Hubbard, Muskoka Road, Grosse Pte. Farms. Bids closed Dec. 18.

Kuni, Wm. H., CA. 8850.—Preparing plans for residence, Birchcrest Drive. Stone veneer, cost $20,000.

Same.—Preparing plans for early American residence. $25,000 cost. Wayne, Mich.

Same.—Residence, Middlesex, Grosse Pte. Pk. $21,000 cost. Under construction.

Same.—Early American residence, Warrington near Curtis. Cost. $11,000. Owner withheld. Care of architect.

Same.—Preparing plans for Georgian residence, Renfrew Drive, Sherwood Forest. Cost $20,000.

Same.—Preparing plans for English residence, Rosedale Park. Cost $11,000.

Same.—Preparing plans for Georgian residence, Warrington Drive. Cost $15,000.

Same.—English residence cor. Birchcrest and Thatcher. Excavating completed. Cost $18,000.

Same.—Early American residence, 37x70, Birchcrest and Clarita. Ready to plaster.

Marr Richard, 415 Brainard, TE. 1-6860.—Taking figures on alteration to store at 317 West Fort. Bids closed Dec. 20.

Merrit & Cole, LO. 2483.—Plans completed for 2 story and basement building, 60x42½ ft. Isabella Jail. Awaiting PWA approval.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Plans being prepared for residence for Mrs. Ella P. Davis, Bloomfield Hills, Mich.

Same.—Taking revised figures on Cadieux Elementary School. Bids closed.

Schley, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Preparing sketches for residence for Dr. Wm. Street, Warrington Drive, Palmer Woods.

Smith, Hinchman & Grylls, Chester Sorenson, Associate Architects.—Contracts on Western High School have been approved by PWA.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

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Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Same.—Contracts on Kalamazoo County Jail have been approved by PWA Board. General contract, O. F. Miller Co.; plumbing, Wheeler Blaney Co., Kalamazoo; heating and ventilating, Mahoney Co.; electric wiring, Hall Electric Co., Muskegon; elevators, Westinghouse Co.; jail equipment, Southern Prison Co.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Revised plans for Galien School. Bids taken beginning Dec. 18.

Same.—Burr Oak School. Revised plans. Bids to be taken in a short time.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe. Mich.

Wright, Frank H., 418 Fox Building, CH. 7414.—Plans for residence for Mr. R. R. Lewis, Flint, Mich.

AN ARCHITECT SPEAKS TO MORTGAGE BANKERS

(Continued from Page 3)

but nevertheless vital one which concerns the general wealth and welfare of your community.

"A Mortgage" (I quote from your magazine "Banking"), "is only as good as the quality and income-producing capacity of the property mortgaged."

To make this statement more definite I would amend it to read **"sustained** income-reducing capacity." This involves quality of materials, intelligent planning and other controllable factors, and, further, it is ultimately concerned with the prosperity of the community—in fact, it will vary directly with the prosperity of the community. Therefore, to enhance the value of your investments, it behooves you to promote the stability of your community by encouraging higher standards of construction.

The place of the architect in this picture is apparent. Acting in his full professional capacity he assures the owner, the banker, and the community, of a building appropriate to its purpose and its neighborhood, well-designed and well-built, at a fair cost that is commensurate with the quality involved—a building in which depreciation and obsolescence are reduced to a minimum and which therefore will stand as a substantial contribution to the physical character of the community.

Numerous banks have already recognized the importance of the architect's professional functions. The Manufacturers' Trust Company of New York maintains an architectural department which is charged with the duty of making careful studies of construction plans and making inspections during the construction of the work to see that the plans and specifications are followed. Group Five Mortgage Information Bureau of Brooklyn and Queens has adopted minimum standards of building procedure "that recognize the architect's professional functions as essential." Several New York and Chicago banks have registered architects on their boards of directors and all investments in real property come under their scrutiny.

But the greatest recent recognition of the value of architectural service has come through the Federal Housing Administration. An examination of the FHA rating methods will prove interesting.

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BEAUX ARTS MAN

By ELEANOR KINSELLA McDONNELL

In The American Spectator

I renewed acquaintance lately with a young man at the Cafe des Deux Magots. Slightly spiffed and greatly bored, he was celebrating the second anniversary of his arrival in Paris. I had first met him in New York where he was studying architecture and I had heard him spoken of as one with fresh ideas and of certain promise. His teachers expected big things of him; he expected big things of himself.

Yes, he had graduated, he told me, after he had asked and received permission to sit a while at my table and pull himself together with some of that black brew called by the French cafe nature.

Yes, he had graduated and he had looked for work. Like all the others he hadn't found it. After several depressing months of unrewarded effort he had gone to see a leading metropolitan architect, one of the big shots in the profession, noted for his kindness in helping along young men of promise. The Big Shot was not big enough then—no one was—to be able to give any work; he gave advice instead. This is what he said:

"As the de-urbanization wave grows stronger, we architects shall have to change our ideas a bit. All the skyscrapers and large apartment houses and hotels we are going to need, for some time to come, are already built—and more than half empty.

"Homes will always be built, but that fact will not help the young native architect, even if he's a genius. People with enough money to build houses better than match-boxes want a designer with a Beaux Arts reputation. That form of snobbery, I'm sorry to tell you, is rampant among us, especially among the women; and it's they who give the contracts when it comes to homes.

"If I were you I'd go to Paris for four years. You're much too young to inspire confidence, anyway. Grow a beard! Come back a Beaux Arts man! Then, I'll probably be able to help you."

The boy's father saw the point at once. Having supported his son for twenty-three years, he agreed to find the cash for four or five years more. The young man came to Paris and made application at once for entry to the Ecole des Beaux Arts.

An alarming number of other young men had the same idea. Entrance was not easy even for one who had graduated with honors at America's leading architectural schools. Influence rather than merit seemed the lubricant necessary for greasing the ways. Quite a bit of money was essential. Regardless of whether one needed them or not, lessons were expected to be taken from a Beaux Arts teacher before one confronted the exams.

My young friend enrolled with a professor who had the reputation of getting his pupils in. What he was asked to study appalled him. Dead wood. And nothing else. He would never need it. It was, he said, like studying Latin in the hope of doing business in Rome with modern Italians. Culturally it might be delightful to have the Latin, but if that was all he had he might as well be tongue-tied.

The lessons were expensive. It was a racket, like any other.

Months went by. When not studying he strolled around Paris. What were the French of today doing in the way of new building? From the exterior they were doing very little that was new, and that little, plus much more, had already been done in America, Germany and Austria.

There were, of course, no gratte-ciels, but there were a number of new constructions rather taller than the old immeubles of Paris. They had modernity of appearance, but no distinction. He was told to go out and look at the Rue Mallet-Stevens and also at a block of new studios near the Parc Montsouris.

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He found them the banal reinforced concrete hybrids that looked as though they had been sired by a Moroccan desert shelter out of a Los Angeles super-garage. Though only a few years old they hadn't worn very well. Jerry-built, with an aspect of abandoned Hollywood sets, some were cracked and all were weather-beaten.

Nor was the new American Embassy, although it offered a problem to its architect in that he had to copy an ancient exterior and marry it to the modern interior demanded by American diplomats abroad, interesting architecturally.

The Place de la Concorde is a site classe by the government. New construction on an historic site must conform to the spirit of its age and must be approved by the French official experts. It has been whispered that when the United States bought the property next to the Hotel Crillon they were unaware of what was in store for them. At any rate it was ordained that the new building must balance the Crillon even as the Rothschild mansion balances the Ministry of Marine and that, however unrestrainedly the Americans might let themselves go on the inside of their new Embassy, its exterior must, down to the last architectural curlicue, be an exact duplicate of what the Rothschilds, generations ago, had deemed worthy of housing the illustrious family. Any impulse the American designer felt to let himself go in a big way had to be sublimated.

My young friend inclines to the opinion that the French played a trick on us because, strictly speaking, the American plot is not on the Place de la Concorde; it's on the Avenue Gabriel. And the old building which was torn down to make way for the Embassy had no similarity whatever to the Rothschild home.

II

At any rate, transferring his attention from exteriors to interiors, the American student now began looking inside some of the new French buildings. He rubbed his eyes in astonishment. Chauffage central, grandly advertised, consisted in almost every case of disfiguring radiators of the pre-war type—the kind that leak and ruin the wall-paper; even so, they were given ornamental pride of place in the rooms. Almost a complete absence of supboards and closets. A builder told him that the Paris architects had an agreement with the furniture dealers not to plan deep closets. In this way the great expensive armoires could still be sold, with the architects drawing a commission on the sale. This, he decided, was one of those revelations which are often true in France but require too much credulity of the foreigner for instant belief.

In the bathroom of one expensive apartment, not six months old, he counted eleven exposed pipes; it occurred to him as funny that the French word for plumbing should couverture, when practically nothing about it is covered.

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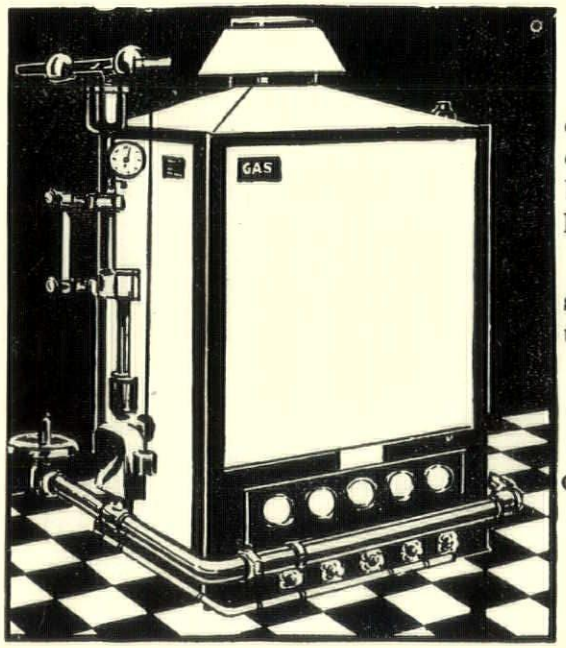

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Diffidently he mentioned the question of plumbing to his teacher. The old boy exploded. "Plumbing! Plumbing! You Americans think of nothing else! **Nous autres, Francais, nous considerons d'abord la forme—la beaute!**"

Tact kept the young man from advancing the subject of the new building in the Paris suburbs. He never opened his mouth about the ghastly little monstrosities which line the route all the way from the city's fortifications to the lovely Valley of the Chevreuse. Where were all the aesthetes interested in **la forme** and **la beaute** when that mushroom growth of unspeakable villas and hutments was perpetrated, was a question he didn't ask. Entrance to the Beaux Arts depended on the good will of this graybeard.

Ultimately such tact was rewarded. He acquired the necessary impedimenta of dead wood to get by the examiners; he became a student at the Beaux Arts.

With this achievement to his credit he decided to present a letter of introduction to a Paris architect, sent to him by one of his professors in New York.

The Frenchman read the letter and threw his hands in the air. "My God!" he cried, "another one of you! Why do you come here to study architecture? Over here we have not yet learned that architecture and engineering are blood-brothers. Chartres! The Louvre! The Chateau of Versailles! Beautiful, yes! But they did not have to heat them, or put in plumbing or elevators! Listen! When Soviet Russia wanted architects, engineers, did they come to Paris? When Japan wanted a great new hotel for Tokio did she go down in the Rue Bonaparte and pick a man from the Ecole des Beaux Arts? No, they went to New York, to Chicago. We can give beauty, yes—or we could. But if you want beauty plus, you must go elsewhere. I, myself, a Frenchman, say it! I myself am just back from America where I have studied the science of air-conditioning. And now, I shall tell you another thing. Everything that I know about architecture I learned ten years ago. Where? At Columbia!"

Gloomily the young man ordered an Armagnac as he told me this. He will soon, he revealed begin growing his beard. Adding another three years to his age will however take longer and be more boresome. At twenty-eight he will not yet have built a dog-house. But he will be a Beaux Arts man.

JOSEPH C. GODDEYNE, Bay City architect, is a golf addict. There's nothing peculiar about that except for the fact that he'd rather tramp a course in the rain. "There's nothing like knocking that ball around when the rain is coming down," he says. Incidentally, Mr. Goddeyne is a pretty fair golfer. **—Bay City Times.**

WALKER & CO. HOSTS TO ARCHITECTS

Walker & Co. were hosts at a luncheon at the Statler Hotel Wednesday, December 18th. The guests present were Messrs. Ditchy, Stratton, Diehl, Bernardi, Bell, Grylls, Fauquier, and Stirton. Mr. Mark Smith, sales manager of the Walker Company, and J. Philip McDonnell acted as a reception committee. Following the luncheon the guests were taken to the Walker plant, where they were shown the sign in the making. This visit was both entertaining and educational, and showed quite clearly, that the sign is produced not on a production basis, but is truly a custom built job from start to finish.

Mr. McDonnell, architect, member of both the Detroit Chapter of the A. I. A. and the Michigan Society of Architects has recently become a member of the Walker Co. staff for the purpose of contacting the members of the architectural profession.

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Three former students of the College of Architecttutre of the Utniversitty of Michigan: Gin Djih Su, '30A; Wai P. Lei, '32A; and Jenken Yang, Ex '32A; the firsttt twto ttof thetm graduates, have justt ttbetetn selected tot design he Cenral Museum at Nanking. It is to cost one and one-half million dollars. This is an important project and was awarded through a competition in which thirtteen prominent Chinese firms participated by invitation. Another former student, Wing Gee Chan, '26, received honorable mention.

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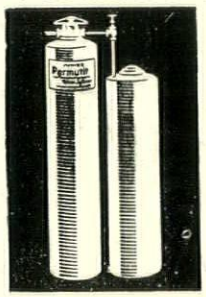
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Vol. 9 DETROIT, MICH., DECEMBER 31, 1935 No. 53

ADDRESS BY MR. ALVIN E. HARLEY

President, Detroit Chapter of The American Institute of Architects, Over WWJ, The Detroit News

When the National Housing Act became law in June, 1934, there was little if any private capital available to finance the building of homes, or to refinance existing homes.

That important statute has been in effect only 16 months, but already with far reaching economical results. Architects, the building trades and the commerce of construction are all again busy; in Metropolitan Detroit you see new and better homes under construction in every desirable section not yet built-up.

The Federal Housing Administration has been very active in educating the people to use the National Housing Act to their benefit. In Michigan alone $40,000,000 worth of **modernization** of homes and small business places, and upwards of $10,000,000 worth of **home financing** have followed in the wake of this Government program —utilizing in all cases private capital and private initiative.

Under the terms of the Act, an approved bank or finance company, loaning up to $16,000 on a first mortgage for as long as 20 years to build a home or refinance one already built, can have the mortgage insured by the Federal Housing Administration 100% against any capital loss thereon. With the banks thus insured, they naturally **can** and do extend credit more freely to home-seekers.

Certain conditions are laid down to anyone wishing to have a new home financed on a Government-insured loan: his plans and specifications, for instance, are subject to advance approval by the Federal Housing Administration as to **soundness,** the location for the home is also subject to approval as to **soundness;** and the borrower must show that he is reasonably able to meet the payments required on the mortgage. These requirements are fair.

Our financing institutions are adopting this system offered by the Government, with the great results noted.

Now, what I desire to say particularly at this time is, that under the Federal Housing Administration, the public is being encouraged to use trained architects to design and to assist in the construction of homes financed by private capital.

Architects' Luncheon
INTERCOLLEGIATE ALUMNI CLUB
13th Floor, Penobscot Building
Tuesday, December 31st, 12:30 p. m.

This is as it should be for when the United States Government helps you to **buy** or build a new home, by guaranteeing that you will pay back every cent that you have borrowed for that purpose, it must be sure that your house is so well designed, so sturdily built and of such lasting materials that it will cost little to care for and will continue to be such an ever-increasing source of happiness to you and your family that it will inspire you or your successors-at-law to own it.

And with this assistance in better housing, homes are becoming again not simply homes but **good investments financially.**

Architecture is one of the oldest professions, but nothwithstanding that fact, and strange as it may seem, there are comparatively few of the general public who are

(Continued on Page 3)

BUILDERS' AND TRADERS' EXCHANGE OF DETROIT
Mason P. Rumney, President; H. Eugene Webb, Vice-President; Albert Beever, Vice-President; Claude Filer, Treasurer; Edwin J. Brunner, Secretary
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May you, Master 1936, develop into a year of conscientious purpose, of intelligent decision, of constructive action. May you cherish being just, temperate, and bearing truth.

May you weigh everything in the balance using discernment for the true weights.

May you combine generosity with understanding.

May you ever remember that it is easy to tear down and mighty hard to build up; that it is easy to say "yes" and hard to say "no"; that it is easy to criticise the pitcher, and hard to stand on the rubber and deliver the goods; that it is foolish to be selfish without being intelligently so.

May you look on your ancestors not too harshly for their shortcomings, nor with any satisfaction in their achievements which might cause you to lie back and not make a record far surpassing anything which has yet been recorded.

We expect much of you, Master 1936.

By E. J .B.

HEATING AND AIR CONDITIONING

BY H. C. ANDERSON,
Professor of Mechanical Engineering, University of Michigan.
U. of M. Broadcasting Service.

When planning a home, it is important that special attention be paid to the equipment to be used. It should be selected for the work that it is supposed to perform; it should be adequate in capacity and strength for the service required. First cost should never be the controlling factor in making the selection; after all it is performance and service that you are buying. Be sure that the company you are dealing with is financially responsible and enjoys a reputation for doing good and careful work, that it is in a position to render satisfactory service in the future.

The home may be beautiful from the standpoint of exterior design, interior decoration, and convenient in its general arrangement, but if not provided with a suitable, efficient, and adequate heating system, together with some form of air conditioning equipment to at least supply sufficient moisture to maintain proper relative humidity, it may be a very uncomfortable and unpleasant place to spend many years of your life. Happiness and an uncomfortable home do not go hand in hand. You are building a permanent residence; why

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Some of the important items to be considered are:

(Continued on Page 5)

ADDRESS BY MR. ALVIN E. HARLEY

(Continued from Page 1)

acquainted with the real duties of an Architect. I want to call your attention to the importance of employing his services, and the manner in which he will serve you in the construction of your home.

The profession of Architecture calls for men of the highest integrity. This is of the utmost importance, as the Owner, or his client, should place in him his entire confidence in order to receive his fullest co-operation in working out your problem.

The Architect is especially trained to analyze **your** requirements, desires, and character of living. He will adapt himself to your requirements, and design for you the type of dwelling in which you will be most happy to live. He will surround you with those features that will appeal to you, and will present them in such a manner as to enable you to visualize them as they will actually exist—thus completely eliminating the tragedy of misunderstanding, which, without his services, might be possible and disappointing.

In addition to these preliminaries, he consults with you as to the location of your house on your property, and will advise as to its orientation with respect to locating rooms with the most pleasing outlooks for your comfort of living. He will also advise as to the scheme of landscaping best suited to fit the whole ensemble.

After the Architect has thoroughly studied your problem and acquainted himself with the manner in which you would be most happy to live, he makes complete preliminary sketches of the plans and the exteriors of the building for further conference and criticism. When these features are definitely determined upon, complete working drawings and specifications are prepared from which the contractors may estimate the cost of construction and afterwards follow for the building of your home. Your every wish having been contemplated and every detail worked out so thoroughly on the drawings, that the need for extras are practically eliminated.

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SUN.—MON.—TUES. JAN. 5—6—7
Dorothy Wilson in **"Last Days of Pompeii"**
Mickey Mouse Riot "On Ice"

ARCHITECTS' REPORTS

Agree, Chas. N., 1140 Book Tower., CA. 9263.—Taking figures on press repair shop, Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking figures on press repair shop. Woodward Garage, Second and La Belle, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking figures on Money-House, City of Detroit Street Railway. Bids due Jan. 6.

Same.—Taking bids on air conditioning on Rialto Theatre, Flint, Mich. Due Jan. 10.

Same.—Preparing plans for Albion Theatre, Albion, Mich.

Bennett & Straight, 13526 Michigan, OR. 7750.—Revised figures on Greenville school will be received.

Confer, Earl A., 18970 Grand River, RE. 2714.—Taking figures on residence, Stahlin Ave. 7 rooms, 34x31, air conditioning and oil burner.

Same.—Preparing plans for sales and service station, 160x125, Michigan Ave.

Same.—Preparing plans for residence, Bretton Drive.

Derrick, Robt. O., Inc., 35 Fl. Union Trust Bldg., CA. 3175.—Figures on Recreation Building for Edison Institute of Technology, Greenfield Village, Dearborn, taken after Jan. 2.

Same.—Figures for east addition to waiting room, Greenfield Village, Ford Museum, taken shortly.

Same.—Bids taken for two sets of gates, ornamental iron work, Oakwood Blvd. and Airport Drive.

Same.—Plans for Grace Evangelical Lutheran Church, Lakepointe and Kercheval, ready after Jan. 6th.

Dise, J. Ivan, 2631 Woodward, CA. 4789.—Alteration to building at 2942 Woodward. Contracts let after Jan. 6.

Same.—Taking figures on residence, Bedford Road, Grosse Pointe Park.

Giffels & Vallet, Inc., L. Rossetti, Associate, 1000 Marquette Bldg.—Briggs Mfg. Co. taking superstructure figures for Die Building at Dix Ave. plant.

Same.—Briggs Mfg. Co. let contract for pile and concrete foundation for Die Building at Dix Ave. plant to the J. A. Utley Co.

Same.—Ford Motor Co. let contract for stainless steel benches and hoods for Glass Plant Laboratory to the P. B. Polhemus Co.

Hughes, Talmage C., 120 Madison Ave., CH. 7660.—Additional contracts let on 24 apartment building at 49 Collingwood Ave. for Robert M. Powell as follows: Medicine cabinets, Ray T. Lyons Co.; plumbing fixtures, Murray W. Sales Co.; tile to be furnished by Emil Francois.

Hyde, A. K., Woodward and E. Grand Blvd., MA. 0803.—Residence for Henry H. Hubbard, Muskoka Road, Grosse Pte. Farms. Bids closed Dec. 18.

Kuni, Wm. H., CA. 8850.—Preparing plans for residence, Birchcrest Drive. Stone veneer, cost $20,000.

Same.—Preparing plans for early American residence. $25,000 cost. Wayne, Mich.

Same.—Residence, Middlesex, Grosse Pte. Pk. $21,000 cost. Under construction.

Same.—Early American residence, Warrington near Curtis. Cost. $11,000. Owner withheld. Care of architect.

Same.—Preparing plans for Georgian residence, Renfrew Drive, Sherwood Forest. Cost $20,000.

Same.—Preparing plans for English residence, Rosedale Park. Cost $11,000.

Same.—Preparing plans for Georgian residence, Warrington Drive. Cost $15,000.

Same.—English residence cor. Birchcrest and Thatcher. Excavating completed. Cost $18,000.

Same.—Early American residence, 37x70, Birchcrest and Clarita. Ready to plaster.

Marr Richard, 415 Brainard, TE. 1-6860.—Taking figures on alteration to store at 317 West Fort. Bids closed Dec. 20.

Merrit & Cole, LO. 2483.—Plans completed for 2 story and basement building, 60x42½ ft. Isabella Jail. Awaiting PWA approval.

O'Dell & Rowland, 90 Stimson, TE. 1-4060.—Plans being prepared for residence for Mrs. Ella P. Davis, Bloomfield Hills, Mich.

Same.—Taking revised figures on Cadieux Elementary School. Bids closed.

Schley, Cyril Edward, 1123 Lafayette Bldg., CA. 8499.—Preparing sketches for residence for Dr. Wm. Street, Warrington Drive, Palmer Woods.

Smith, Hinchman & Grylls, Chester Sorenson, Associate Architects.—Contracts on Western High School have been approved by PWA.

Smith, Hinchman & Grylls, 800 Marquette Bldg., RA.8825.—Preparing plans for alteration to Central M. E. Church.

Same.—Preparing plans for school for Children's Home, Mt. Clemens, Mich.

Same.—Preparing preliminary plans for Graduates' School, Rackham Memorial, Ann Arbor, Mich.

Same.—Contracts on Kalamazoo County Jail have been approved by PWA Board. General contract, O. F. Miller Co.; plumbing, Wheeler Blaney Co., Kalamazoo; heating and ventilating, Mahoney Co.; electric wiring, Hall Electric Co., Muskegon; eleva-

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tors, Westinghouse Co.; jail equipment, Southern Prison Co.

Wetzel, B. C. & Co., 2317 Dime Bank Bldg., CA. 4941.—Revised plans for Galien School. Bids taken beginning Dec. 18.

Same.—Burr Oak School. Revised plans. Bids to be taken in a short time.

Wright, D. Allen, 133 W. Grand Blvd., LA. 4572.—Preparing plans for residence, Ridge Road, Grosse Pointe.

Same.—Preparing plans for residence, Buckingham Road, Grosse Pointe. Mich.

Wright, Frank H., 418 Fox Building, CH. 7414.—Plans for residence for Mr. R. R. Lewis, Flint, Mich.

HEATING AND AIR CONDITIONING

(Continued from Page 3)

1. Type of wall construction
2. Square feet of exposed surface
3. Type of windows
4. Square feet of exposed window surface
5. Type and square feet of coiling surface exposed to a temperature lower than room temperature
6. Type and square feet of floor surface exposed to a temperature lower than room temperature.
7. Outside temperature to be assumed—zero degrees in this locality
8. Inside or room temperature—usually assumed as 70°
9. Quantity of air leakage from various sources
10. Direction of exposure of the various rooms

The heating plant should supply only the heat that is lost from the house through the walls, windows, ceilings, floors, and the leakage from various sources. If the heat supplied is less than the quantity required to maintain an inside temperature of 70°, the house will be cold and uncomfortable; on the other hand, if more than the required quantity of heat is supplied, the house will be overheated and fuel wasted. In either case the plant will not operate economically.

It should be understood that the type of heating plant used, has very little, if any, effect on the quantity of heat lost from the house, and further that the quantity of heat lost from the house depends, in a large degree, on the kind of materials used and the type of wall construction. It is possible to materially reduce the heat loss by using proper materials and a proper type of wall and window construction. A few examples will suffice to illustrate this point: Assume 100 square feet of wall surface area, with an outside temperature of zero degrees and an inside temperature of seventy degrees. Under these conditions the ordinary frame wall, consisting of siding, sheating, building paper, lath and plaster—the type found in many homes—will lose 1834 heat units per hour. The same area of concrete wall, 20 inches thick, and plastered inside, will lose 1939 heat units per hour. The same area of stucco wall, with wood lath and plaster inside, will lose 2114 heat units per hour. The same area of brick wall 12 inches thick and plastered inside, will lose 1939 heat units per hour. The same area of stone wall 16 inches thick, with lath and plaster inside will lose 1750 heat units per hour.

Now suppose we take the frame wall that had a loss of 1834 heat units and fill the space between the studs (about 4 inches) with a good insulating material. The loss for the same area and under the same conditions of temperature will be reduced to 680 heat units per hour, or a saving in this case of 1154 heat units. Similar sav-

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ings would be made in the other types of walls by using proper insulating material. Storm windows or weather strips will also reduce the heat loss.

Reducing the heat loss from the house reduces the heat to be supplied by the heating plant and naturally reduces the amount of fuel burned. It can also be said that a house easy to heat in the winter will be a cool house in the summer. Thus proper insulating serves two purposes.

In my opinion, the first step in planning the heating system is to build the house so that the heat loss will be reduced to a minimum. We must, however, keep in mind that the average outside temperature will not be zero degrees throughout the heating season; it will be about 34 degrees, and this difference must be taken into consideration when calculating your annual saving by insulation.

There are three general types of heating systems suitable for the home, namely hot water, low pressure steam (often called vapor system) and warm air. We are frequently asked, "which is the best system," or "what system shall I use?" This is always difficult to answer, and it cannot be answered intelligently without knowing and studying all the conditions to be met in each particular home. They are most always different. Generally speaking, any one of the three systems, when properly designed, installed, and efficiently operated, will produce equally good results. The type finally selected should be the one that best satisfies all requirements and conditions, including the desires of the owner, who perhaps has very definite ideas of what should or should not be done.

The location of the furnace should receive more than casual attention. It should not occupy more space than necessary; it should be near the chimney and fuel supply; the fuel storage should be located, if possible, near the driveway. Basement space is valuable; do not use more than necessary for the heating plant.

Fuels may be classified into three divisions:

1. Solid—such as coal and coke
2. Liquid—such as oil
3. Gas—either artificial or natural

The selection of the kind of fuel depends on the cost and the owner's preference. To insure cleanliness and convenience and to provide full automatic operation, many owners are willing to pay the higher price necessary for gas or liquid fuel. In recent years the development of automatic stokers for use under house furnaces has brought about renewed interest in the use of solid fuels.

Whatever may be the final selection of the type of furnace and fuel to be used, the house should be provided with automatic temperature control, obtained by the use of a reliable thermostat.

During the past four or five years, real progress has been made in the important field of air conditioning as applied to the home. The term, "air conditioning", or "conditioned air" seems to be surrounded with some sort of mystery; many think of it as a new and startling discovery. It is not. In fact, our fathers, grandfathers, and great grandfathers knew something about and made use of it to a limited extent. In the earlier days homes were heated with stoves burning wood or coal, and it was not uncommon to find placed on the top of the stove a teakettle or some other type of container filled with water, with vapor rising from its surface and being quickly absorbed by the air in the room. This, though crude, was one method of conditioning air, in cold weather, by introducing moisture, thus providing a higher relative humidity. Today we do the same thing by different and more efficient methods.

Fundamentally, air conditioning means the introduction of sufficient moisture into the air circulated throughout the house during the heating season to maintain a

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proper relative humidity—45 to 55 per cent—thereby producing, together with proper temperature, comfortable and healthy living conditions.

During the hot and humid days of the summer the process is reversed, that is, the proper amount of moisture is removed from the air by cooling or other means and cooled air is introduced into the house, thereby producing a temperature and relative humidity considerably lower than that found outside, the result being comfortable and healthy living conditions during the hot days and nights of the summer. In this way it is possible to maintain reasonably uniform living conditions in the home throughout the entire year. Why, then, are not all new homes so planned and equipped to produce these ideal conditions? The answer is that many are so equipped and in cases where they are not, perhaps the owner feels the advantage gained insufficient to justify the additional initial cost and the increased expense of operation. At the present time, artificial cooling is expensive. However, with the constantly increasing research and development, perhaps a satisfactory and economical unit will be available in a comparatively short time.

Every new home should include as an essential part of the heating system, a recognized and acceptable method of introducing moisture into the air, thereby maintaining, during the winter, a relative humidity of not less than 45%. While it is more difficult to obtain satisfactory results in a house that did not, when constructed, take this into consideration, equipment is available that would greatly improve the dry condition of the air. In addition to the healthier and more comfortable living conditions, there are many other advantages—the furniture will not dry out, windows will not shrink and rattle, floors will not creak and the doors will fit as they should.

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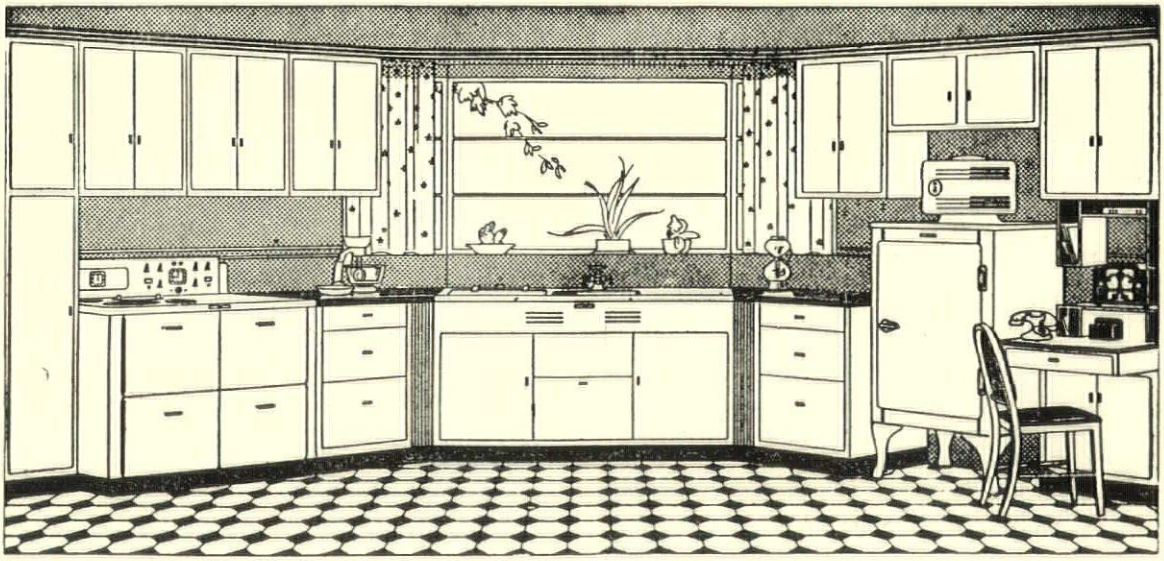

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Due to the lack of time, it has not been possible to discuss many of the important details so necessary in planning a successful heating and air conditioning plant. In conclusion, let me summarize the important points mentioned in this talk.

1. Build your home in such a way that the heat loss will be reduced to a minimum. It will save many dollars in cost of fuel.
2. A house that is easy to heat in the winter is usually cool and comfortable in the hot summer days.
3. Pay particular attention to the location of the equipment in the basement; it is valuable space.
4. Provide automatic temperature control; it is not very expensive and will save fuel.
5. Provide a method of introducing moisture into the air and maintain a relative humidity of not less than 45%.
6. Artificial cooling provides comfortable living conditions during the summer, but at the present time it is expensive.

DUCE CONVEYS THANKS TO MICHIGAN ARCHITECT

The Italian minister of foreign affairs has conveyed to John Lloyd Wright, architect, of Long Beach Michigan, the sincere thanks of His Excellency Benito Mussolini for a contribution to "the cause of architecture." Mr. Wright delivered a lecture at the International Congress of Architects in Rome which he attended this summer and the minister's letter was in appreciation of that work.

Stephen Goosson, now art director at Columbia studio, is a former Detroit architect. He went to Hollywood during the early days of silent films and has been serving various studios as art director ever since. He has designed the sets for some of the films' outstanding photoplays and his name is frequently seen on the screen.

Perry A. Fellows, acting chief engineer of the Federal Emergency Relief Administration, has been placed in charge of the Works Progress Administration's road-building program which, it is estimated, will employ 600,000 men at a cost of $800 per man-year for labor and materials. He is a former CWA regional engineer and served as city engineer of Detroit from 1925 to 1931.—**Construction Methods.**

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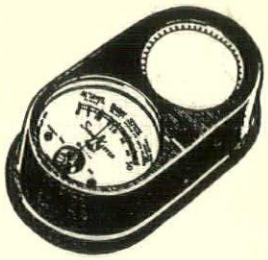

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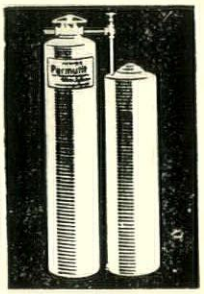

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